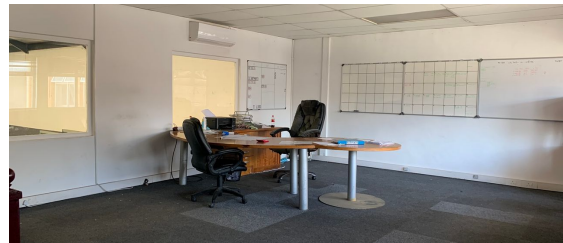
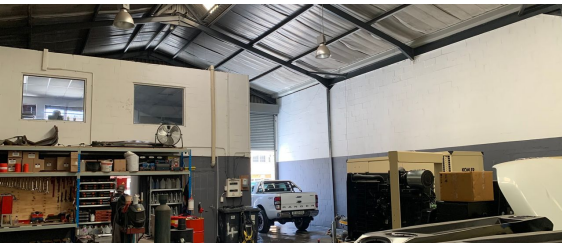
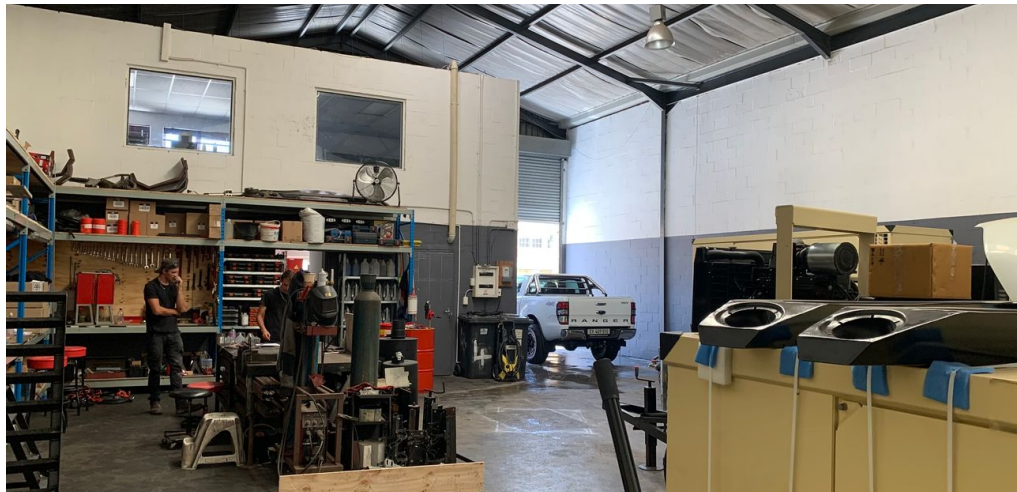


**Bellville, Western Cape**

**Secure 310m<sup>2</sup> warehouse  
available TO Let in Stikland  
Industrial, Bellville**



Are you on the hunt for the ideal warehouse to take your business to the next level? Look no further! We are pleased to offer a fantastic opportunity to lease a spacious 310m<sup>2</sup> warehouse located in the heart of Stikland Industrial, Bellville. This prime property is perfectly positioned to support your industrial needs while offering an environment conducive to growth and productivity. With its generous size, versatile usage, and strategic location, this warehouse is a perfect fit for businesses looking to thrive in a dynamic area.

The warehouse boasts several key features to enhance your operations, including high ceilings for efficient vertical storage, large windows that provide ample natural light, and secure access points for peace of mind. It is well-connected to major transport routes, offering easy access for deliveries and logistics with proximity to the N1 highway. Additional amenities such as parking, a kitchenette, restrooms, and loading bay access are included, ensuring comfort and convenience for both staff and clients. With flexible leasing options and a variety of uses permitted, this warehouse is a versatile space to accommodate your business's growth.

**R21,700 PM**

**excl. VAT & Utilities**

price per m<sup>2</sup>: R70

### FEATURES

Gross Monthly Rental Available From	R21,700 Excl. VAT
Lease Period	March 1, 2025 Negotiable
Building Size (m <sup>2</sup> )	310
Land Size (m <sup>2</sup> )	310
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO.  
**COM21128**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)

for more information about this property



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