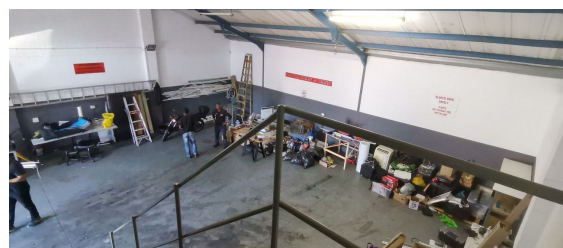
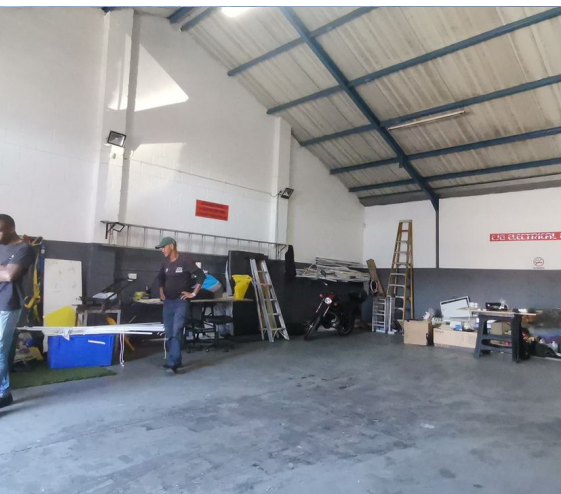




Bellville, Western Cape

186m² Warehouse TO LET in Stikland



A well-maintained 186m² warehouse for rent in Stikland Industria is now available, offering an excellent combination of modern office space and spacious warehouse facilities. The unit features a 86m² office area, providing a comfortable environment for administrative tasks, along with a 186m² warehouse suited for light manufacturing, distribution, and warehousing operations. Located in the highly sought-after Tedric Avenue Park, the secure park provides controlled access and remote entry after hours, ensuring peace of mind. The monthly rent is R14,880, with prepaid electricity for convenience, and a 2-month deposit is required.

Key features of the unit include a 60A 3-phase power supply, high eaves for excellent clearance, a large roller door for easy loading and unloading, and a well-balanced warehouse-to-office ratio. The modern office area includes a large boardroom, kitchenette, and two offices on the first floor, accessible via stairs. Additionally, both warehouse and office staff benefit from dedicated ablution facilities. The unit boasts excellent visibility and accessibility, with easy access to the N1, R300, and other major routes. Stikland is one of Cape Town's cleanest and safest industrial areas, part of the CID program, with great public transport links, including bus, train, and taxi services. All prices are exclusive of VAT.

R14,880 PM
excl. VAT & Utilities
price per m²: R80

FEATURES

Gross Monthly Rental Available From	R14,880 Excl. VAT
Lease Period	March 1, 2025 Negotiable
Building Size (m ²)	186
Land Size (m ²)	186
Zoning	Industrial
Security	No
Open Parkings	3
Power 3 Phase	Yes
Power Amps	60
Air Conditioning	No

WEB REFERENCE NO. COM21613

Go to 3cubeproperty.co.za for more information about this property



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