

**Bellville, Western Cape**

Prime 449m<sup>2</sup> Warehouse  
Available for Lease in  
Stikland Industrial, Bellville.



This well-maintained industrial unit in Willow Park, Stikland Industrial, offers a flexible space that suits a variety of business operations. With 60 amps of three-phase power, the unit can support high-powered equipment. It includes a roller shutter door for convenient loading and unloading, as well as a welcoming reception area and a boardroom, ideal for meetings and administrative tasks. The property also provides interlink truck access, making it well-suited to operate regionally, providing both convenience and connectivity for streamlined operations.

Located in the sought-after Stikland Industrial area in Bellville, the property benefits from excellent access to key transport routes. The R300 freeway is just minutes away, offering direct connections to both the N1 and N2 highways. This prime location ensures the unit is an ideal base for businesses looking to operate regionally, providing both convenience and connectivity for streamlined operations.

**R38,165 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R85

**FEATURES**

Gross Monthly Rental Available From Lease Period	R38,165 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	449
Land Size (m <sup>2</sup> )	449
Zoning	Industrial
Security	Yes
Power 3 Phase	Yes
Power Amps	60
Air Conditioning	No

**WEB REFERENCE NO. COM21681**

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for more information about this property



**CONTACT**  
**WERNER WESTRAADT**

☎ 076 035 1415 / (021) 5699697  
✉ [werner@3cubeproperty.co.za](mailto:werner@3cubeproperty.co.za)