

**Bellville, Western Cape**

**304m<sup>2</sup> Secure Warehouse in Stikland- Ideal Location & Flexible Space!**



Located in a secure, access-controlled business park just off La Belle Road, this 304m<sup>2</sup> warehouse provides excellent functionality and accessibility. It is ideal for distribution, light manufacturing, warehousing, or as a base of operations, offering a versatile space for various business needs.

The warehouse features good height to eaves and peak, with a warehouse office, two upstairs offices, and a reception area for client and delivery access. Additional amenities include a roller shutter door for easy loading and unloading, kitchenette and ablution facilities on both levels, undercover parking, and a security gate. The space is equipped with 3-phase, 40-amp power. Available from 1 April 2025, with a deposit of two months' rental, utilities billed as per usage. It is easily accessible via La Belle Road, Bottelary Road, the R300, and N1, with public transport options nearby.

**R22,800 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R75

**FEATURES**

Gross Monthly Rental Available From	R22,800 Excl. VAT
Lease Period	April 1, 2025 36 months
Building Size (m <sup>2</sup> )	304
Land Size (m <sup>2</sup> )	304
Zoning	Industrial
Security	No
Open Parkings	3
Power 3 Phase	Yes
Power Amps	40
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM22214**

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for more information about this property



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