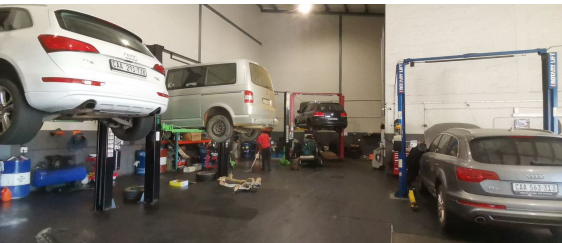




**Bellville, Western Cape**

Premium A-Grade Unit  
Available for Rent on Viro  
Crescent, Stikland Industrial,  
Bellville



Watershed Park offers A-grade units for rent on Viro Crescent, Stikland Industrial, Bellville. This upmarket development along the R300 features six units of 342 sqm and four units of 494 sqm, making it one of the leading developments in the area. The property boasts high-spec finishes, double-volume roof height, three-phase power, and large roller shutter doors, making it ideal for a variety of industrial needs.

Additional features include a steel reef for insulation, ample parking space, security fencing, cameras, and automated gates. As a sectional title park, Watershed Park offers enhanced security and peace of mind for tenants. Rentals are priced between R80 and R85 per sqm plus VAT, with operational costs to be confirmed. The property is monitored and patrolled 24/7 by Beyers security for added safety. Located in the Stikland Industrial node, it provides easy access to the R300, major highways like the N1 and N2, and convenient public transport options.

**R49,400 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R100

**FEATURES**

Gross Monthly Rental Available From	R49,400 Excl. VAT
Lease Period	Negotiable
Building Size (m <sup>2</sup> )	494
Land Size (m <sup>2</sup> )	494
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

**WEB REFERENCE NO. COM22791**

Go to [3cubeproperty.co.za](http://3cubeproperty.co.za)  
for more information about this property



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