



**Bellville, Western Cape**

**Spacious 406m<sup>2</sup> Warehouse Available for Rent at RIO PARK, Stikland Industrial**



This well-located warehouse unit in Rio Park, Stikland Industrial, offers excellent exposure along the R300 highway, making it an ideal choice for businesses requiring visibility and easy access. The unit is equipped with a roller shutter door for efficient loading and offloading, a paved yard area, and convenient access for trucks and deliveries. It also features 63 amps of three-phase power, LED lighting, and a prepaid meter, ensuring a cost-effective and functional space for operations.

Stikland Industrial is a secure and highly sought-after industrial hub in Bellville, offering excellent connectivity to the R300 freeway, which provides direct links to both the N1 and N2 highways. Situated just 20 km from Cape Town's CBD and adjacent to Brackengate 1 and 2, the area is well-positioned for businesses. The nearby Stikland train station also offers an easy public transport option for staff commuting to the area, making this warehouse unit a fantastic opportunity for businesses seeking a well-connected and functional industrial space.

**R38,570 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R95

**FEATURES**

Gross Monthly Rental Available From	R38,570 Excl. VAT
Lease Period	May 1, 2025 Negotiable
Building Size (m <sup>2</sup> )	406
Land Size (m <sup>2</sup> )	406
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM22862**

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



**CONTACT**  
**WERNER WESTRAADT**

076 035 1415 / (021) 5699697  
werner@3cubeproperty.co.za