



**Brackenfell, Western Cape**

**422m<sup>2</sup> Warehouse for Rent  
in Brackengate Business  
Park - Secure and  
Strategically Located**



This 422m<sup>2</sup> warehouse is situated in the highly sought-after Brackengate Business Park, offering 24-hour security and access control to ensure a safe and secure environment for your business operations. Perfect for warehousing, distribution, light manufacturing, and other commercial activities, the property combines security with convenience. Its prime location provides easy access to major routes such as Brackenfell Boulevard, Amandel Road, La Belle Road, R300, and the N1. Additionally, Soneike Mall and public transport options, including buses, trains, and taxis, are all nearby, making it a practical choice for both employees and clients.

The warehouse features a spacious reception area, a large open-plan office on the upper floor, and a well-lit warehouse space. It also includes a kitchenette, roller shutter door, separate ablution facilities for office and warehouse staff, and a 6-meter height to eaves. The unit comes with 4 parking bays, visitor parking, and full security measures for peace of mind. Additional details include a 2-month rental deposit, availability from May 1, 2025, municipal costs based on usage, and 3-phase electricity (60 Amps).

**R40,000 PM**  
**excl. VAT & Utilities**  
price per m<sup>2</sup>: R94

**FEATURES**

Gross Monthly Rental Available From	R40,000 Excl. VAT
Lease Period	May 1, 2025 36 months
Building Size (m <sup>2</sup> )	422
Land Size (m <sup>2</sup> )	422
Zoning	Industrial
Security	Yes
Open Parkings	4
Power 3 Phase	Yes
Power Amps	60
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM22472**

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



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