

Brackenfell, Western Cape

**LARGE WAREHOUSE
AVAILABLE IN BRACKENFELL**



Discover an incredible opportunity with this expansive 3170m² industrial warehouse, strategically located in the heart of Brackenfell Industrial. Set on a generous 3850m² of land, this property offers the perfect space for modern businesses seeking growth and productivity. Whether your needs involve storage, manufacturing, or distribution, the warehouse provides the flexibility to support a wide range of operations.

Brackenfell Industrial is a sought-after hub known for its excellent connectivity to major transport routes like the N1 highway, ensuring easy access for logistics and staff commuting. The warehouse features high ceilings, optimizing storage capacity and enhancing workflow efficiency. With ample parking for staff and visitors, flexible space usage, essential utilities, and nearby amenities, this property is designed to meet the needs of businesses in various industries. Additionally, robust security measures ensure the safety of your operations. Brackenfell's supportive infrastructure and skilled workforce make it an ideal location for your business to thrive.

R213,975 PM

excl. VAT & Utilities

price per m²: R67

FEATURES

Gross Monthly Rental Available From	R213,975 Excl. VAT
Lease Period	Negotiable
Building Size (m ²)	3170
Land Size (m ²)	3850
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Power Amps	350
Air Conditioning	Yes

**WEB REFERENCE NO.
COM22470**

Go to 3cubeproperty.co.za
for more information about this property



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