



This newly constructed property is available for rent in the Fisantekraal Industrial area, offering a total Gross Lettable Area (GLA) of 302.19m<sup>2</sup>. The property features a ground-floor warehouse of 157.11m<sup>2</sup>, a ground-floor office of 36.17m<sup>2</sup>, a first-floor office of 43.83m<sup>2</sup>, and a first-floor mezzanine of 65.08m<sup>2</sup>. Key highlights include an open-plan warehouse layout, a roller shutter door, 60 Amps of 3-phase power, an insulated steel roof, as well as dedicated reception and office spaces, ablution facilities, and a kitchenette. The property also includes three allocated parking bays. For more details or to schedule a viewing, please contact Pierre de Jongh.

Fisantekraal Industrial is quickly emerging as a leading business hub in the Western Cape, known for its modern infrastructure and excellent connectivity. The area boasts state-of-the-art warehouses, flexible office spaces, and ongoing commercial developments, making it ideal for industries such as manufacturing, logistics, and technology. Its strategic location near the N1 highway, R302, Okavango Road, and Brackenfell Boulevard provides businesses with easy access to key transport routes, improving supply chain efficiency. Additionally, the upcoming International Cape Winelands Airport will enhance global connectivity, further solidifying Fisantekraal as a prime destination for businesses.

**R22,500 PM**

excl. VAT & Utilities

price per m<sup>2</sup>: R74

### FEATURES

Gross Monthly Rental Available From Lease Period	R22,500 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	302
Land Size (m <sup>2</sup> )	6312
Zoning	Industrial
Security	No
Power 3 Phase	No
Air Conditioning	No

WEB REFERENCE NO.  
**COM22827**

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



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