

Penthouse


# High-End Industrial Property For Rent In Bellville South Industria

South Africa, Gauteng, Sandton, , , 7530,

MONTHLY RENTAL PRICE

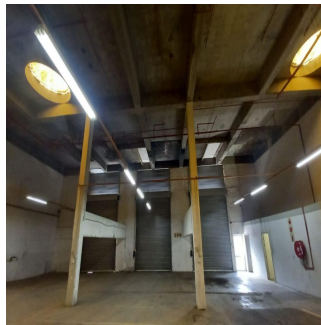
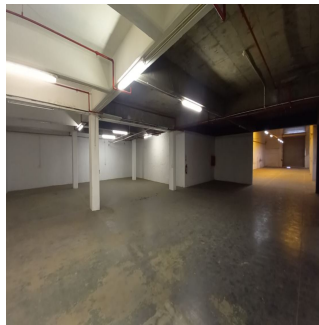
**R 74000.00**

- 🏠 1374 qm
- 🏠 rooms
- 🛏 bedrooms
- 🚿 bathrooms
- 🏠 floors
- 📏 qm land area
- 🚗 car spaces



**Lance Lawson**  
Bravo Real Estate  
Cape Town, South Africa - Local Time

📞 27 71 145 8397



This 1,374-square-meter, well-lit industrial space is available for immediate rental. This unit can be combined to include an additional +/- 1000m2 of extra space, depending on tenant requirements. The property is located in a gated industrial park on the top level, with controlled access available around-the-clock. It is conveniently situated close to the N1 and N2, as well as other major routes, off Robert Sobukwe Road and near the R300. Numerous logistics and FMCG companies, as well as an increasing number of migrant enterprises relocating to the Western Cape, are drawn to this industrial hub.

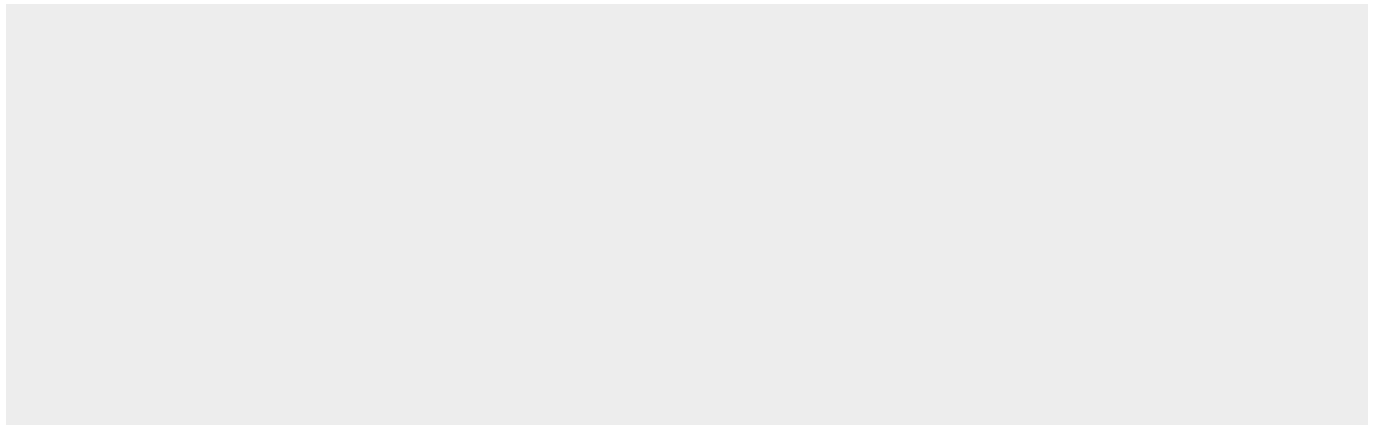
The property is situated on an upper level in a secure industrial park, with controlled access 24/7. It is very conveniently located near the R300 off Robert Sobukwe Road and close to both the N1 and N2, and adjoining arterial roads. This industrial node is attractive to many FMCG and logistics businesses and a growing number of semigration businesses moving to the Western Cape.

The key features include:

- 1,374m2 of total Gross Lettable Area (GLA)- Can be increased by +/- 1,000m2 (if required)- Visitor parking plus dedicated parking for tenants.- 3 roller shutter doors at 5m height- Natural light from ceiling- Concrete flooring- Fire sprinkler system- 3-phase power with 500 Amps- Uninterrupted power supply (due to load shedding curtailment)- Ceiling height of 8m- Ramp with a weight restriction of 3 tons to upper level- Zoning: General Industrial 1- Rate: R50/m2 (net excluding VAT)- Lease period: 3-5 years. Available immediately. Get in touch with us right away to set up a private viewing.

Available From: 09.03.2024

Floor: 4      Floors: 4      Year Built: 2017      Car Spaces: 4      Year Of Construction: 2017      Type: Office



### Amenities

ID                                  Property ID

### Outdoor Amenities