



Brackenfell, Western Cape

Prime 440m² Warehouse for Lease in Brackenfell Industrial - Perfect for Your Business!



Situated in the well-connected Brackenfell Industrial area, this warehouse offers convenient access to key transport routes, making it an excellent choice for businesses requiring efficient logistics. The property includes a dedicated yard area with access via a rear shutter door, while a 4.8-meter-high front roller door allows for easy entry and exit of goods and vehicles.

Inside, the facility is thoughtfully designed to support both operational and administrative functions. It features two bathrooms—one equipped with a shower and separate sink—along with a welcoming reception area, practical under-stair storage, and four private offices. This layout makes it ideal for a variety of industrial or distribution-based operations.

R35,200 PM
excl. VAT & Utilities
price per m²: R80

FEATURES

Gross Monthly Rental Available From	R35,200 Excl. VAT
Lease Period	Dec. 1, 2025 Negotiable
Building Size (m ²)	440
Land Size (m ²)	440
Zoning	Industrial
Security	No
Open Parkings	5
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO.
COM24520

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