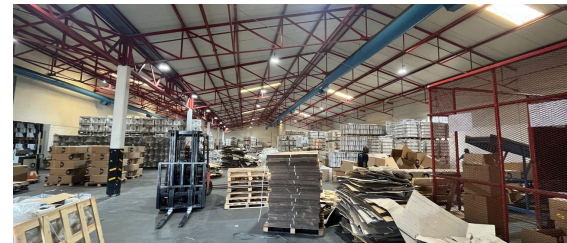
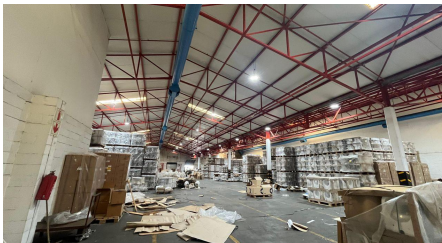
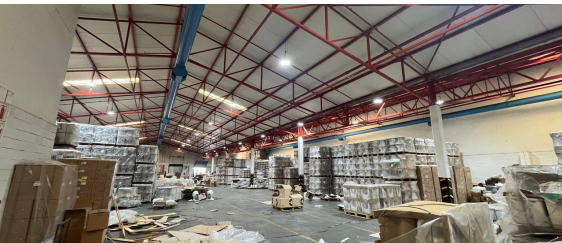
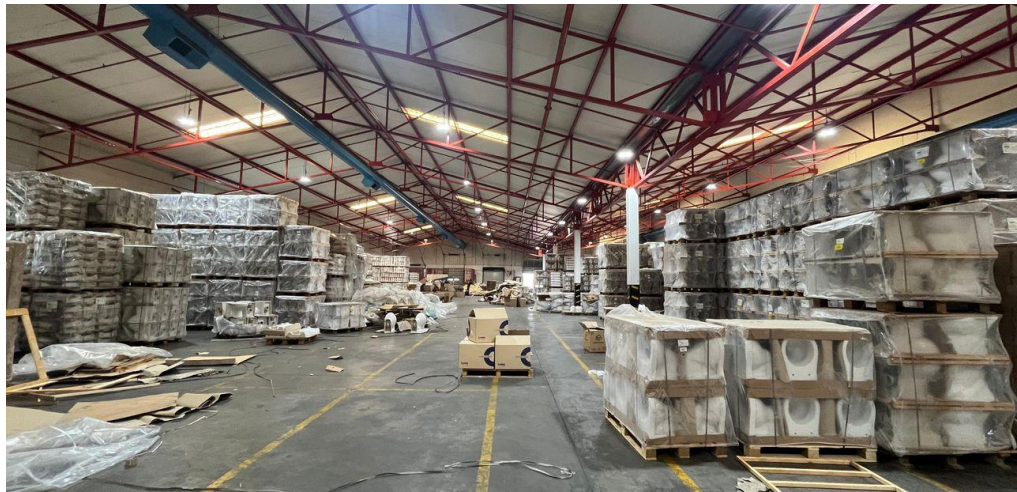
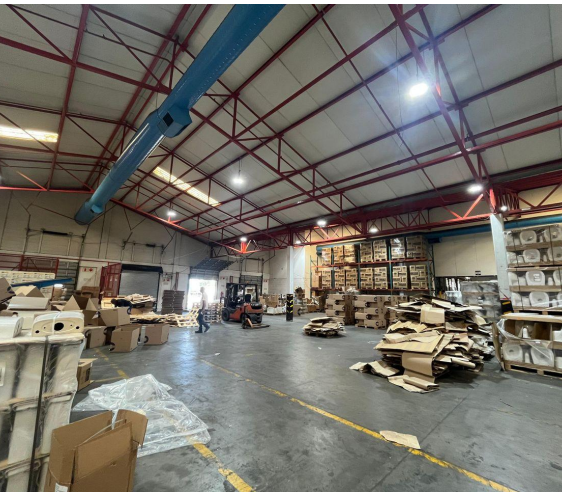
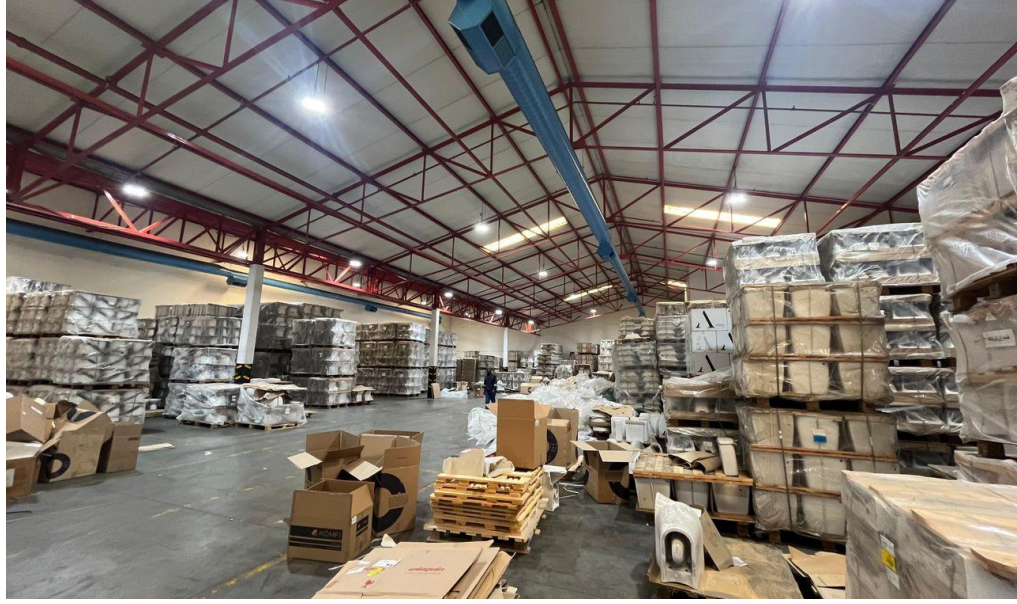


**Bellville, Western Cape**

**Prime 1,600m<sup>2</sup> Warehouse  
To Let in Triangle Farm,  
Bellville - High-Exposure  
Industrial Space**



This spacious warehouse is ideally suited to a tenant seeking predominantly open floor space for warehousing or distribution operations. The unit includes ablution facilities and a kitchenette for staff convenience. The warehouse offers excellent internal height and features five raised loading bays, ensuring efficient loading and offloading. A shared ramp provides additional access for deliveries and dispatch. The property also benefits from a shared yard area, allowing for smooth receiving and distribution operations. Located in the well-established industrial hub of Triangle Farm, Bellville, the property offers easy access to public transport and major arterial routes, including the R300, making it a highly accessible and convenient logistics location.

**DISCLAIMER:**  
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**R120,000 PM**  
excl. VAT & Utilities  
price per m<sup>2</sup>: R75

**FEATURES**

Gross Monthly Rental Available From Lease Period	R120,000 Excl. VAT Immediately Negotiable
Building Size (m <sup>2</sup> )	1,600
Zoning	Industrial
Security	No
Open Parkings	5
Power 3 Phase	Yes
Air Conditioning	No

**WEB REFERENCE NO.**  
**COM29976**

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



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