

# To Let

## Bredell Erf 146

Erf 146 Extension 12, Bredell, Kempton Park, Gauteng, 1623

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## Bredell

Establish your business in Bredell, one of Gauteng's most rapidly expanding industrial zones. Surrounded by well-established industrial properties, the area has become a preferred location for both national and international tenants, cementing its reputation as a key logistics and distribution hub. With its prime location near OR Tambo International Airport and major transport routes, Bredell offers exceptional connectivity for logistics, warehousing, and light manufacturing operations. This newly developed warehouse features cutting-edge facilities tailored to meet the needs of modern industrial users—whether you're scaling a mid-sized business or managing a large-scale operation. Take advantage of this opportunity to position your business in a high-performance, accessible, and future-focused environment.

**Features**

1 On-grade ramp Dock leveller bays Side-grade loading bays Open-air parking bays Shade net parking bays Guard house with access control Secure yard with Superlink truck access Roller shutter door for efficient loading/unloading Reception area Private offices Open-plan office spaces Office air conditioning Restroom facilities Staff ablutions Kitchen area Fibre-ready connectivity Pump house

## Building information

| | |
|---|---|
| Gross Lettable Area | **7,743 m²** |
| Grade | **Modern Logistics** |
| Building sector | **Industrial** |







# The Space

**6702.79m² Development space available to let in Bredell, Bredell, Kempton Park.**

7743.02m² Industrial Warehouse Office And Yard space available to let in Bredell, Bredell, Kempton Park.Warehouse Space: 6,069.05 m²Office, Ablution, and Staff Facilities: 590.23 m²Guard House and Ancillary Spaces: 43.51 m²Total Building Area: 6,702.79 m²Canopy Coverage: 970.92 m²Refuse Storage Area: 69.31 m² Lease Excludes: Rates & taxes, electricity, water, generator, sewerage and effluent charges, standard refuse removal fees, building maintenance costs, building insurance, and security

## Unit information

| | |
|---|---|
| Monthly rental | **R 636 765,05** |
| Gross lettable area | **6,703 m²** |
| Listing sector | **Development** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 95,00 / m²** |
| Net rental | Rate: **R 95,00 / m²** |

## Parking

| | |
|---|---|
| Covered | 18 |
| Open | 117 |




# Get in touch

HR

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