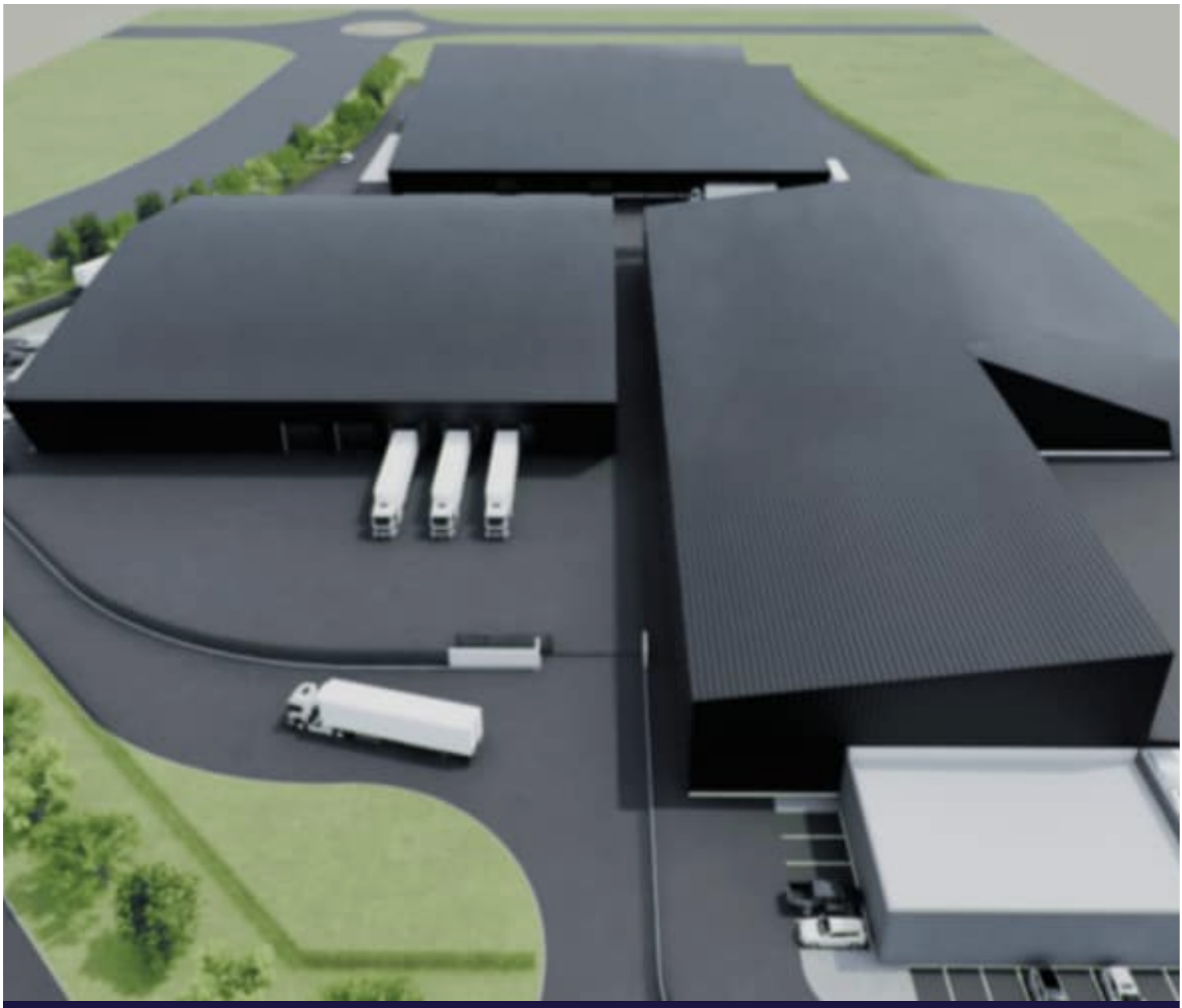


To Let

The Bridge Development (Stellenbosch) Warehouse Phase 2

1 Old Paarl Road & 1 Bridge Road, Koelenbosch Country Estate, Stellenbosch, Western Cape, 7600

CUSHMAN & WAKEFIELD | broll

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The Building

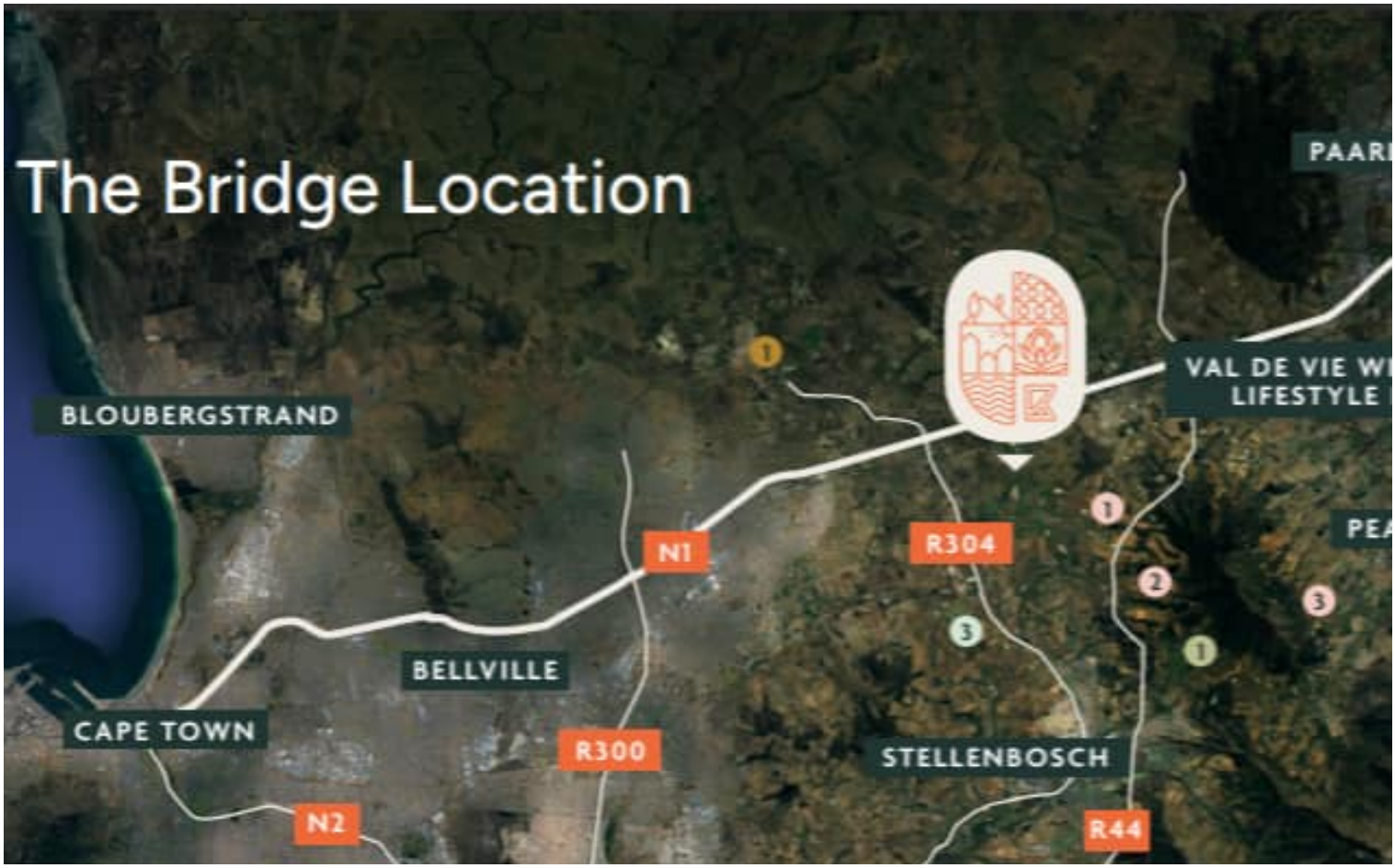
The Bridge Development (Stellenbosch)

Situated within the multi-use Bridge Development at Koelenbosch Country Estate, Precinct 3 presents a flexible industrial solution tailored to growing logistics, warehousing, or light manufacturing operations. This precinct offers warehouse space ranging from approximately 4,000 m^2 to 11,000 m^2, with the option to occupy either two separate buildings or a single large facility, depending on operational needs. The site is designed to accommodate modern industrial requirements, with generous yard space, efficient circulation, and potential for custom fit-outs. Located near Stellenbosch and easily accessible via the R304 and N1, the development combines rural tranquility with logistical convenience, making it ideal for businesses seeking scalable space in a secure, well-connected estate.

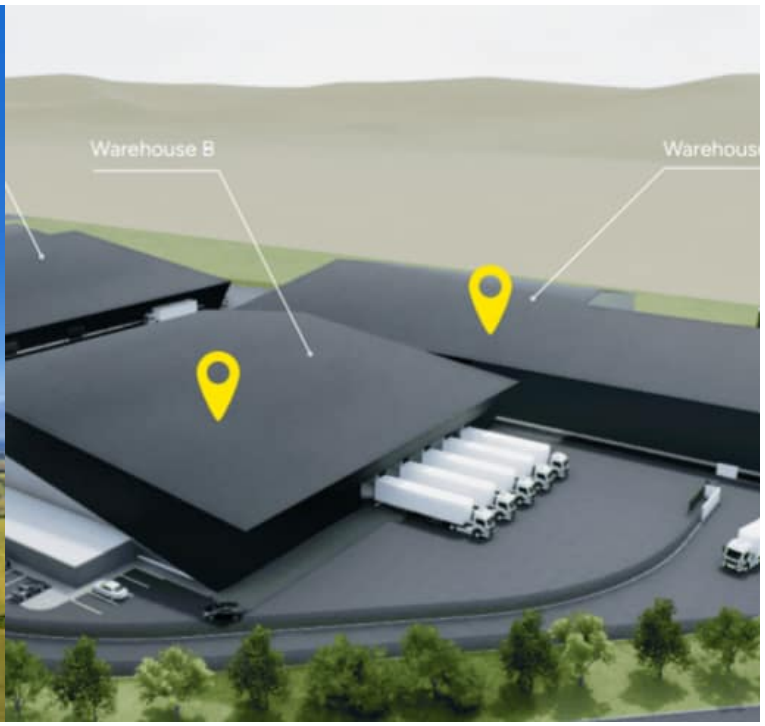
Features
Flexible Warehouse | Configurable | Yard Space | R304 & N1 Access | Secure Estate | Access Control & Perimeter Fencing | Mixed-Use | New Build Opportunity

Building information

Gross Lettable Area	**15,000 m^2**
Grade	**Hi-Tech Industrial**
Building sector	**Industrial**







The Space

7635m² Development space available to let in The Bridge Development (Stellenbosch), Koelenbosch Country Estate, Stellenbosch.

7900m² Industrial Warehouse space available to let in The Bridge Development (Stellenbosch), Koelenbosch Country Estate, Stellenbosch.

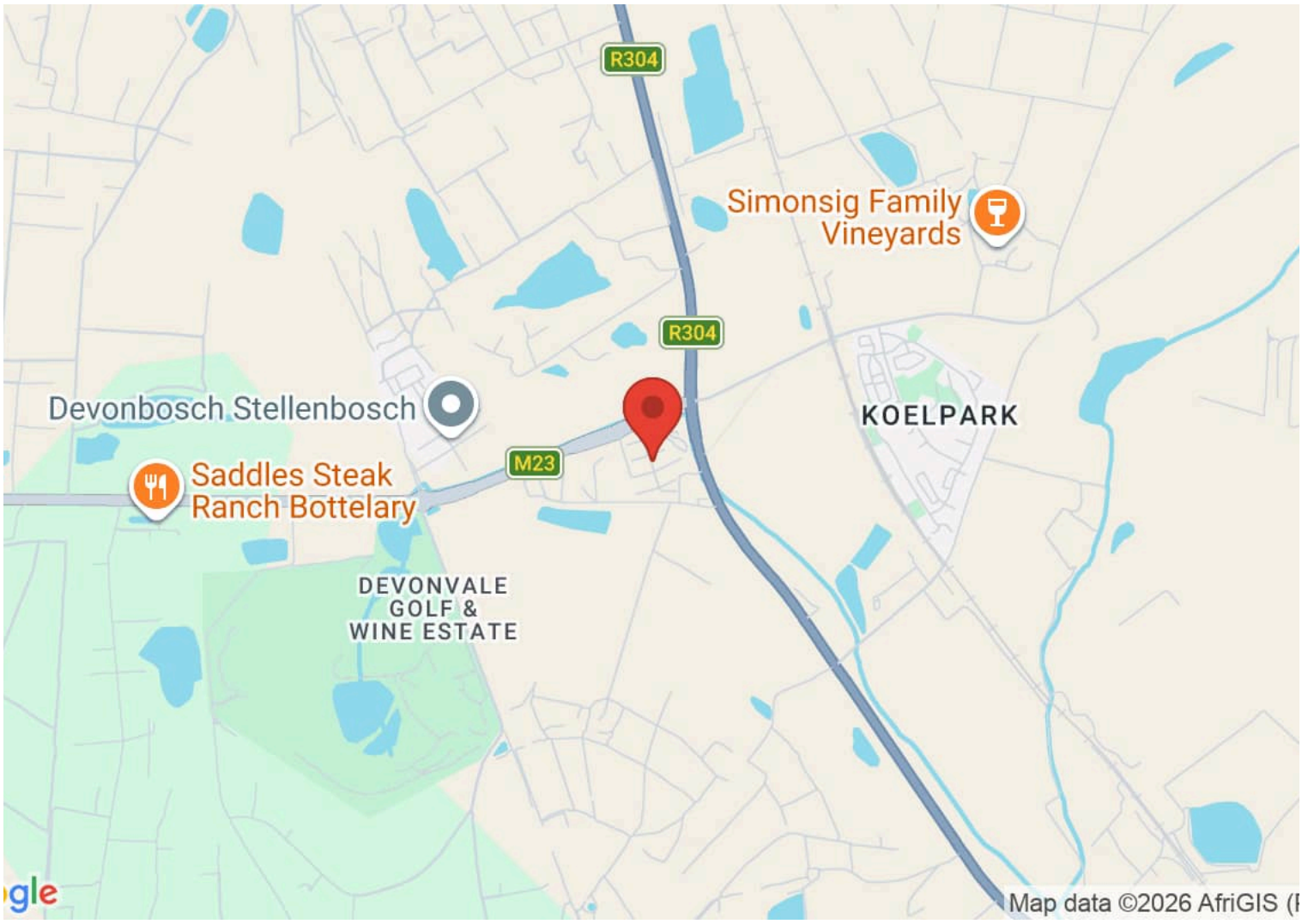
Unit information

Monthly rental	**R 803 000,00**
Gross lettable area	**7,300 m²**
Listing sector	**Development**
Available	**1 July 2027**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 110,00 / m²**
Net rental	Rate: **R 110,00 / m²**



Get in touch



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