heartwood PROPERTIES

THE BRIDGE, STELLENBOSCH

Prime Warehouses Available

Prime warehouse spaces available to let in The Bridge, offering two size options in a sought-after Winelands location.





THE BRIDGE DEVELOPMENT

Blending residential, commercial, retirement, retail, conservation and leisure spaces seamlessly.

The Bridge is a **mixed-use development** that will stretch across 340 hectares. Situated within **Muldersvlei**, this site is located **adjacent to the N1** and is primely positioned between **Cape Town**, **Paarl** and the **Winelands of Stellenbosch**.

- NATURE TRAILS
- RESIDENTIAL
- SUSTAINABLE TECHNOLOGIES
- UNIVERSITY & INNOVATION PRECINCT
- SPORTING HUB
- SCHOOLING
- HIGH STREET & RECREATIONAL FACILITIES
- SOLAR FARM
- MEDICAL
- LEISURE & GREEN SPACES
- HOTELS & CONFERENCING
- TRANSPORT & RAILWAY ROUTES

The Bridge Location



NATURE RESERVES

1. Simonsberg Nature Reserve
2. Jonkershoek Nature Reserve

THE WINE ROUTE

1. Warwick WineEstate
2. Kanonkop
3. Rupert & Rothschild

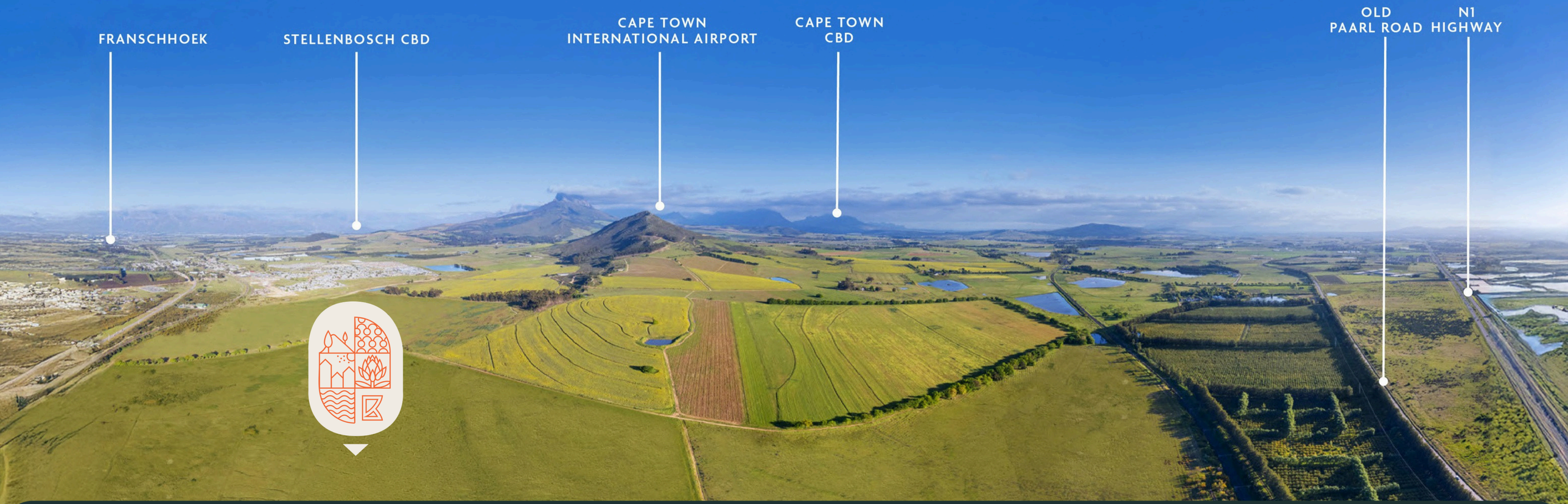
GOLF

1. Stellenbosch Golf Club
2. Pearl Valley Jack Nicklaus Signature Golf Course
3. Devonvale Golf & Wine Estate

AIRPORTS

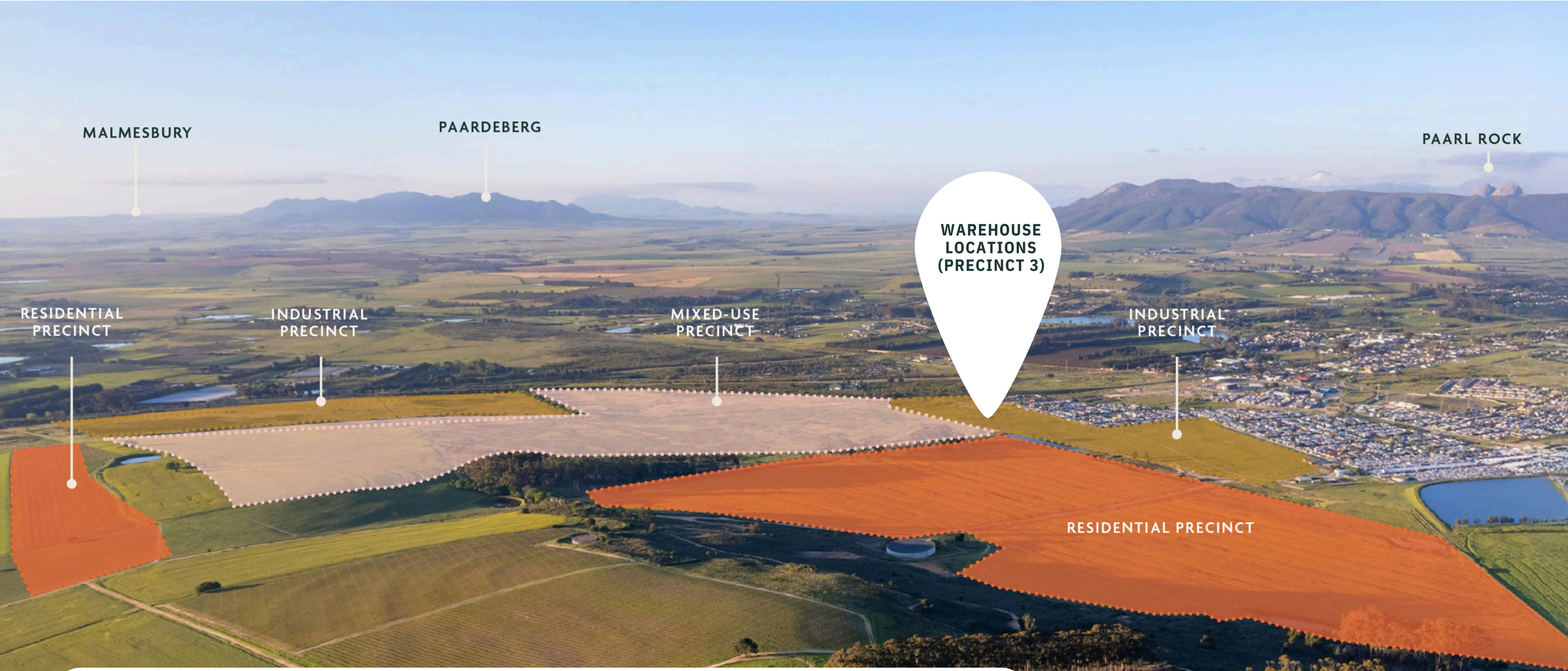
1. Cape WinelandsAirport
2. Paarl Landing Field
3. Cape Town International Airport

In the Heart of the Winelands



CLOSE PROXIMITY TO

CAPE TOWN · SOMERSET WEST · PAARL · TOP SCHOOLS · PRIVATE HOSPITALS · SHOPPING CENTRES · AIRPORTS · MAIN ARTERIAL ROADS

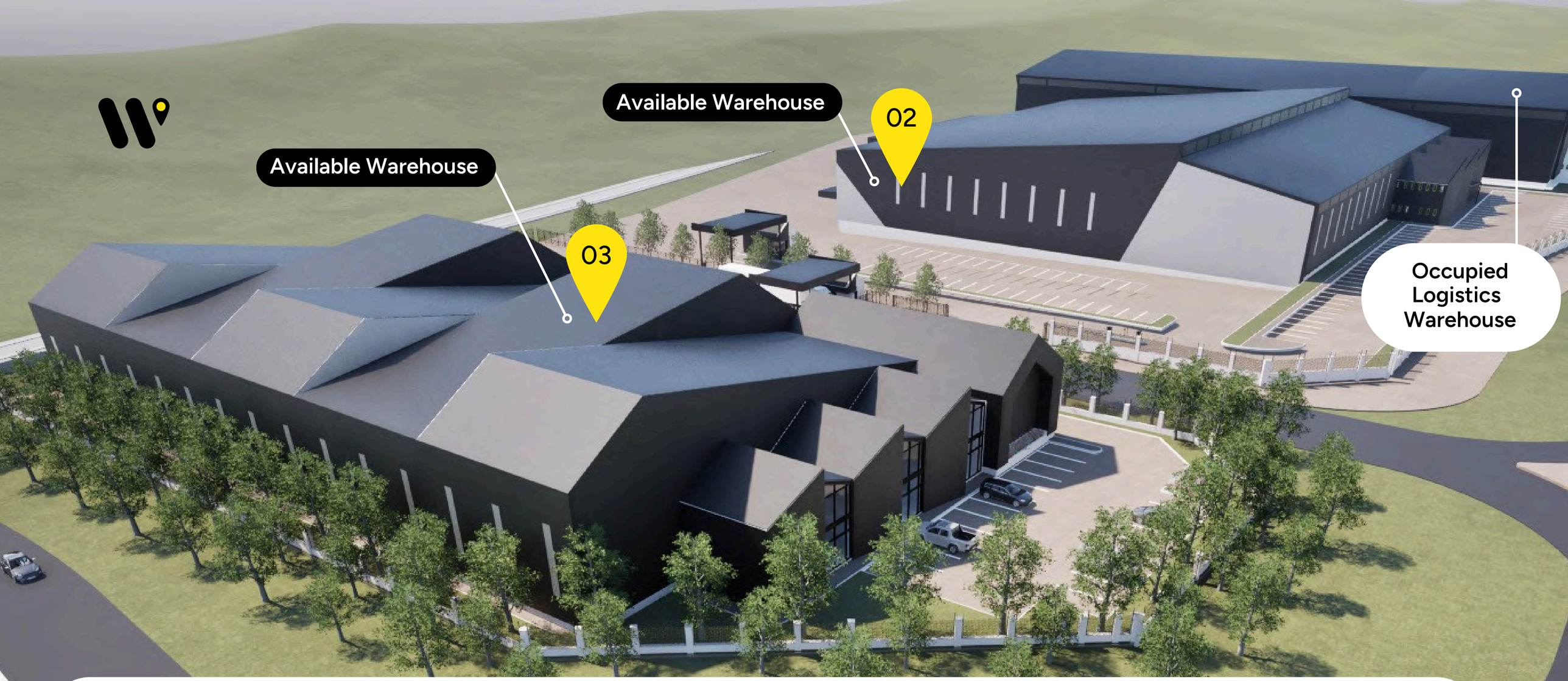


The Bridge features multiple precincts including **residential**, **industrial** and **mixed-use**.

The available light industrial warehouse spaces are situated in **Precinct 3** with two size options to choose from.

HEARTWOOD PROPERTIES

Available Warehouses to Let in The Bridge



Warehouse Phase 2 – 7 900m^2

Warehouse Phase 3 – 3 900m^2 (divisible)

Two warehouse options are available in The Bridge.
Warehouse Phase 2 is the larger building in the center of the site, while **Warehouse Phase 3** is smaller and positioned on the left corner of the site.

WAREHOUSE TO LET

Warehouse Phase 2

Warehouse Size
7 300m²

Site Size
20 615m²

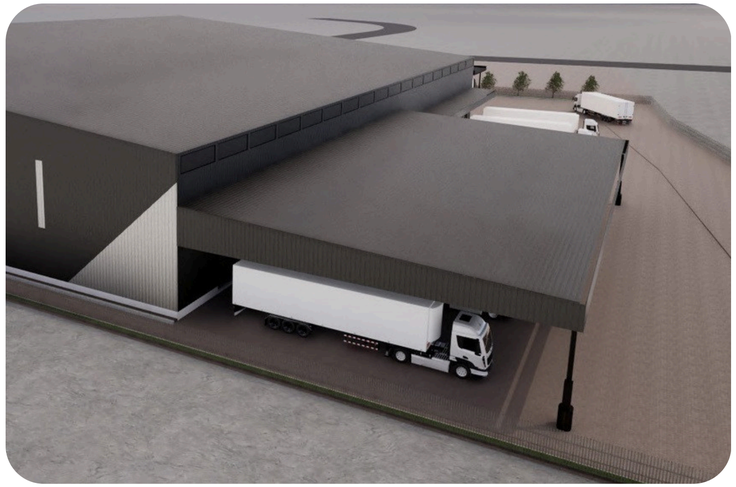
Office Size
600m²

Occupation
1 Jul 2027

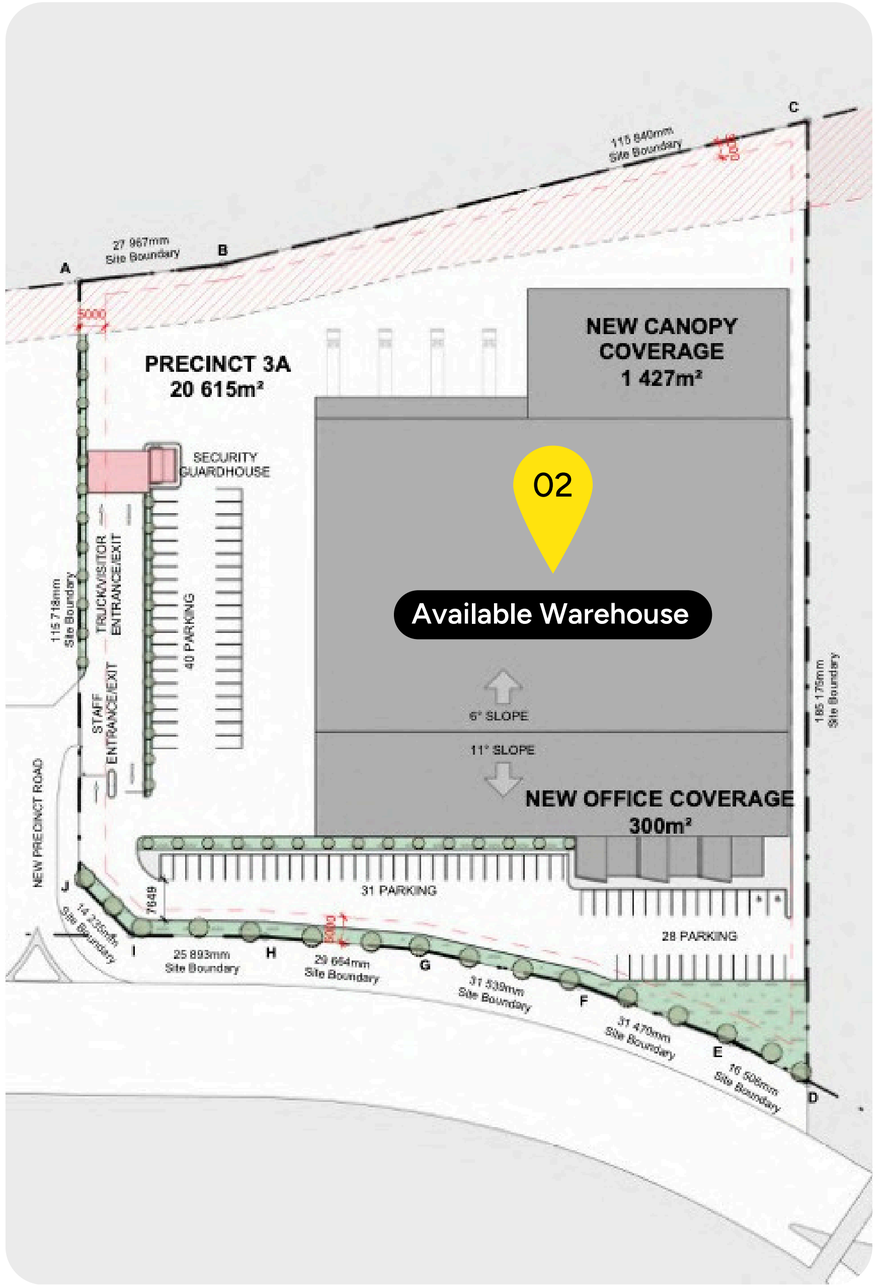
Flypast Video










A
B
C
27 967mm
Site Boundary
115 640mm
Site Boundary
5000
PRECINCT 3A
20 615m²
NEW CANOPY
COVERAGE
1 427m²
SECURITY
GUARDHOUSE
02
Available Warehouse
115 718mm
Site Boundary
TRUCK/VISITOR
ENTRANCE/EXIT
40 PARKING
STAFF
ENTRANCE/EXIT
6° SLOPE
11° SLOPE
NEW OFFICE COVERAGE
300m²
185 175mm
Site Boundary
NEW PRECINCT ROAD
31 PARKING
28 PARKING
7649
J
I
H
G
F
E
D
14 230mm
Site Boundary
25 893mm
Site Boundary
29 654mm
Site Boundary
31 539mm
Site Boundary
31 470mm
Site Boundary
16 506mm
Site Boundary

WAREHOUSE TO LET

Warehouse Phase 3

Warehouse Size
3 382m²

Site Size
8 457m²

Office Size
496m²

Yard Size
2 917m²

Guardhouse
25m²

Occupation
1 Nov 2027

Flypast Video



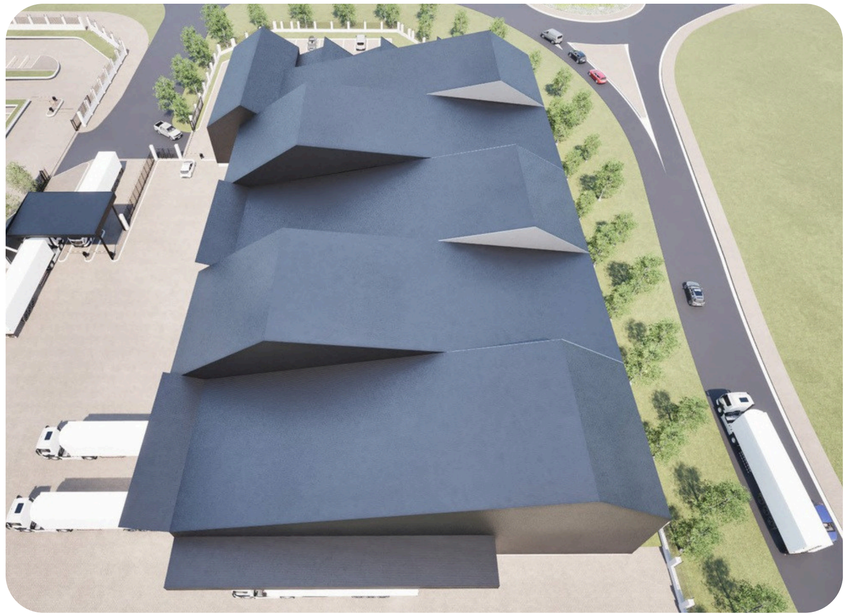


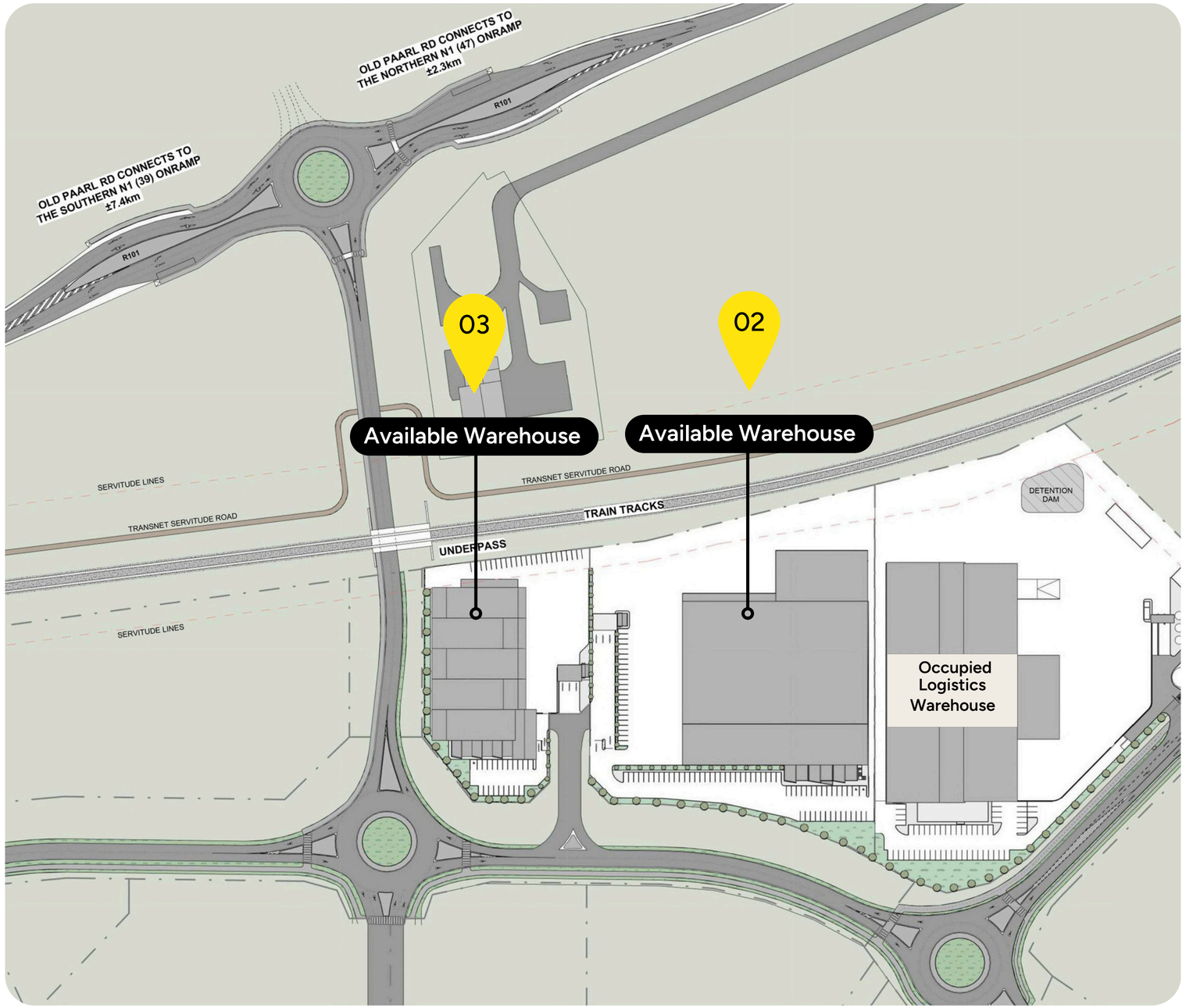





TRAIN TI
UNDERPASS
22 PARKING BAYS
4m CANOPY
NEIGHBOU
31° SLOPE
11° SLOPE
20° SLOPE
03
7° SLOPE
33° SLOPE
SITE
8 467m²
Available Warehouse
TRUCK ENTRANCE CANOPY
GUARDHOUSE & REFUSE
VISITOR LANE
22 PARKING BAYS

Main Access Route





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What's ours, is yours.

For more information on The Bridge,
contact Andrew Utterson

CONTACT

Andrew Utterson
083 440 0261 | andrew@heartwoodprop.co.za

11.2025

Unit 8, Tonquani House, 6 Gardner Williams Avenue
Paardevlei, Somerset West, 7130