heartwood PROPERTIES

THE BRIDGE, STELLENBOSCH

Prime Warehouse Available

Prime warehouse spaces available to let in The Bridge 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

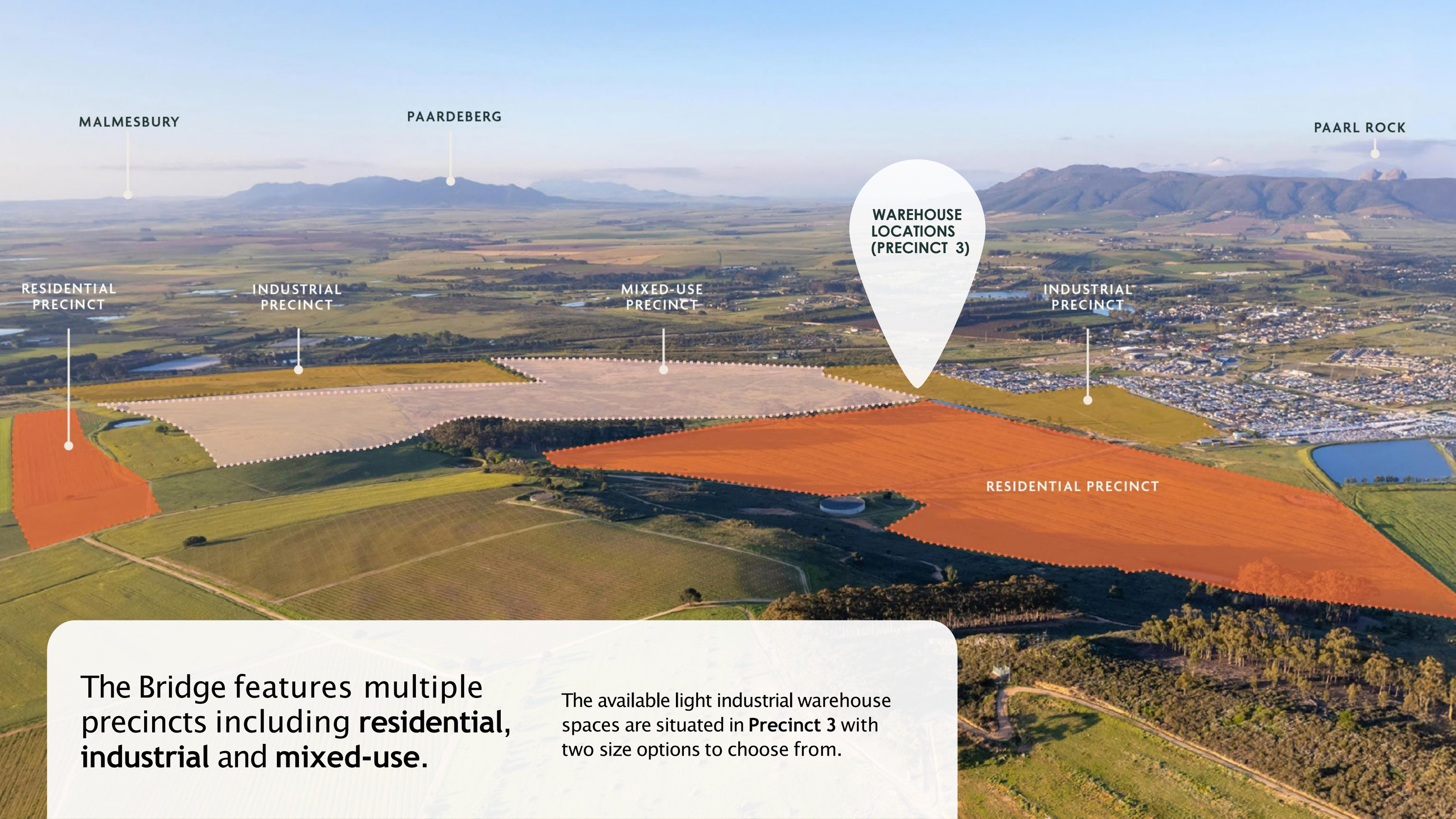
1. Cape Winelands Airport
2. Paarl Landing Field
3. Cape Town International Airport

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 Warehouse to Let in The Bridge



Warehouse Phase 3 – 3900m^2 (Divisible)

Warehouse is available at The Bridge.
Warehouse Phase 3 is positioned on the left corner of the site.

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



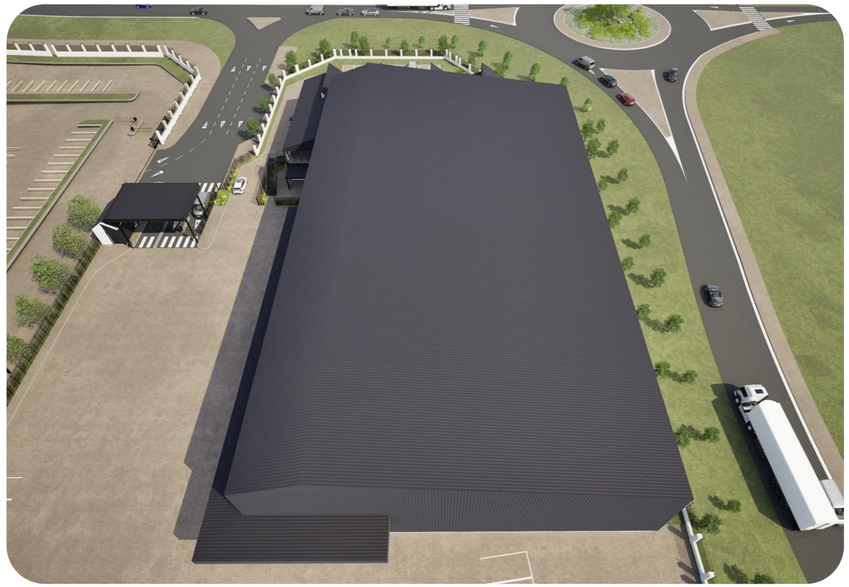


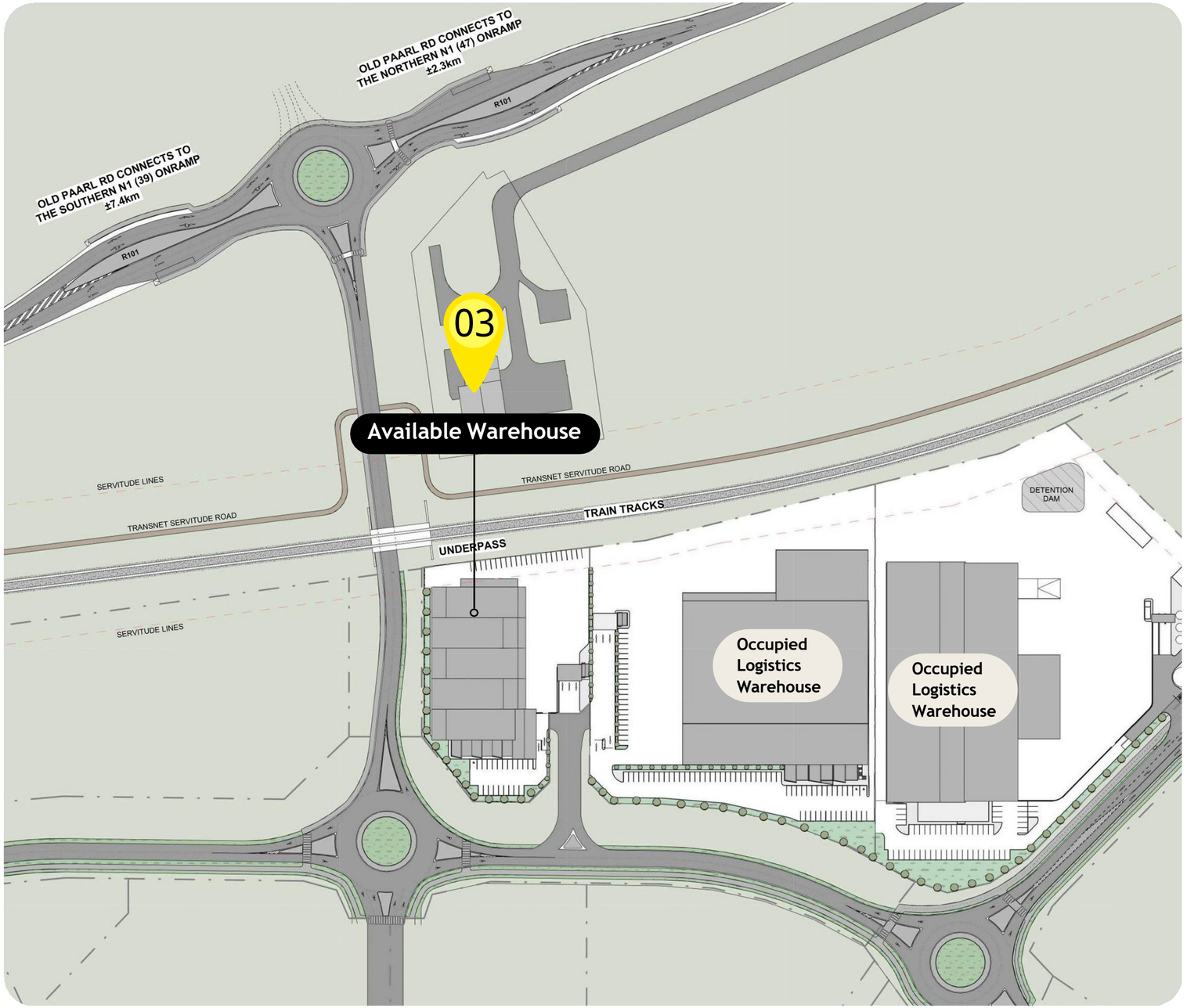





TRAIN TI
UNDERPASS
22 PARKING BAYS
4m CANOPY
NEIGHBOU
31° SLOPE
11° SLOPE
20° SLOPE
03
7° SLOPE
33° SLOPE
SITE
8 467m²
Available Warehouse
TRUCK ENTRANCE CANOPY
GUARDHOUSE & REFUSE
VISITOR LANE
22 PARKING BAYS

Main Access Route





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What's ours, is yours.

For more information on The Bridge, contact Andrew Utterson

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