



# EPPING PROPERTY

*No.1 for Industry in the Western Cape*



**FOR SALE**

More than 6,000m<sup>2</sup> factory and offices on a site in excess of 20,000m<sup>2</sup>. Visible, accessible location in best part of Epping. Ample additional land to further develop or to utilise as yard or parking. Access off two roads. **Asking price: R24,000,000.**



**TO LET**

Prime warehouse facility in upmarket security park. Offers all the facilities of a modern unit, including superior offices and shade cloth parking for cars. 1,586m<sup>2</sup>. **Asking rental: R38/m<sup>2</sup>.**

**EPPING PROPERTY - INDUSTRIAL PROPERTY SPECIALISTS**

***No.1 for Industry***

**We are based in Epping**

**JOHN HAYWARD 084 330 6762**

**TONY BALES 083 675 3773**

**www.eppingproperty.co.za ☎ 021 531 0448**

*All prices quoted in this publication exclude VAT*

# PROPERTIES TO LET IN EPPING

RENT. AREA	DESCRIPTION	PRICE R/m <sup>2</sup>
100	Business unit in well-run popular security park with good split between warehousing and office space.	R 50
100	Unit in well-run secure park. Suited to office space plus workshop/storage area.	R 45
220	Various industrial units available within security park. All units have roller-shutter doors and three-phase power.	R 38
301	Neat unit in well-managed business park. Three-phase, 100 amps of power available. Large mezzanine office space.	R 30
370	Situated within well-run, secure industrial park. Spotless double volume office component of 140m <sup>2</sup> . Excellent value for money.	R 28
402	Convenient sought-after location with good split of warehouse and office space. Container access through roller-shutter doors.	R 38
500	Attractive unit in well-run, secure business park. Roller-door access. Plenty of mezzanine office space.	R 30
567	Newly-built warehousing/industrial factory space with high roof height and double storey office space. Popular complex - not much becomes available here.	R 36
700	Abundant power makes for an ideal manufacturing environment. Easy access from Bofors Circle.	R 30
760	Sought-after location in Thor Circle. Newly-refurbished unit with warehousing and offices.	R 39
800	Double volume industrial laboratory with good office component and excellent access control and CCTV. Alternatively can be let as office space.	R 30
900	Very neat industrial unit with high roof and excellent power supply of 400 amps. Two roller-shutter doors at the front of the building. Off-street parking for six vehicles and good security.	R 30
1,000	Warehouse/factory with three-phase power. Two roller-shutter doors facing quiet cul-de-sac. 300 amps of power.	R 28
1,200	Ideal premises for manufacture with 300 amps of power and good security.	R 26
1,320	Modern, visible warehousing facility with 7m+ eaves height. Two roller-shutter doors for interlink truck entry. Large paved yard at rear for trucks. 150 amps of power. Double storey 'A' grade office component.	R 38
1,385	Good value factory or warehouse facility. Sliding door entry. Situated in a secure park with manned patrols.	R 26
1,559	Well-run security park with corporate landlord. Unit has roller-shutter door access onto cul-de-sac. Off street parking for eight cars.	R 27
1,569	Ideal trucking/warehousing space with 2,700m <sup>2</sup> paved yard. Eaves height of 7m+. Exclusive fenced-in and paved yard area. Office component and security point at entrance.	R 38
1,586	Modern, state-of-the-art industrial park with 7m+ eaves height. High roller-shutter doors for goods receiving and dispatch - drive in and drive out. Interlink-friendly access into the park.	R 38
2,000	Medium-sized space managed by national landlord. Ideal for manufacture or warehousing.	R 28
2,200	High roof warehouse or manufacturing space with office component in industrial park. Three-phase power. Available immediately.	R 25
2,398	Self-contained factory/warehouse with generous office space and reception. Several doorways alongside the open space offering good access for vehicles and small trucks. Three-phase power available.	R 28
2,500	Well-situated on Gunners Circle and soon to be vacant. Good value warehousing or factory space with neat office component.	R 25
2,508	Warehouse with excellent yard and access and 4,5m eaves height. Temperature control available. Sprinklers throughout.	R 32
2,637	Warehousing space with dock-leveller facility and spacious truck yard suited to distribution-type business. Decent office component and security facing roadway. Shaded parking bays for staff vehicles.	R 25
3,000	Excellent warehousing space available with dock-leveller loading. Two roller-shutter doors and three-phase power.	R 28
3,334	Newly-built modern warehousing/storage facility with eaves height of 8m+. Sprinklers throughout. 'A' grade office component. Good access for interlink trucks with large yard areas and ample space for truck turning circles. Units have large roller-shutter doors with access from most sides.	R 48
3,335	Solid concrete building with loads of natural light. Sprinkler system in place. Office component and change rooms, toilets and additional offices for staff. Roller-shutter door for truck access. 630 amps of power.	R 26
3,352	Perfect location for business with retail component. In close proximity to Epping Fruit Terminal. Three-phase power with 4,5m+ roof height and 400m <sup>2</sup> double volume office space.	R 25
4,750	Warehousing/factory space with 4 tonne overhead gantry crane and 630 amps of power. Generous office space. Garage-style doors on side and large roller-shutter door at rear. Two additional large roller-shutter doors are being installed at front to improve loading facility.	R 28
5,871	Impressive warehouse/factory space with 7m roof height. Large roller-shutter doors. Very secure with security point and rolling gate. 1,500m <sup>2</sup> of paved yard in front as well as on the side of property.	R 30
6,395	Modern warehouse/factory space with high roof height of 7m+. Office space over two floors. Positioned in quiet cul-de-sac. 1, 000 amps of power.	R 30
7,500	Modern warehouse to be developed to tenant's requirements. 9m height to eaves and high doors. Excellent truck turning areas. Sprinklers throughout.	R 55
10,000	Great value for money factory/warehouse facility with good roof height within two main interleading buildings of 6m and 4,6m. Sprinklers throughout. Additional offices, toilets and change-room facilities for staff. Large sliding doors into space of 4,6m height. Three dock-leveller loading bay areas with an exclusive yard accommodating three interlink trucks at a time.	R 27
14,000	Value-for-money factory/warehouse facility with very decent roof height within two main interleading buildings of 6m+ and 4,6m+. Yard and separate office in the front end and additional offices, toilets and change-room facilities for factory staff. Large sliding doors leading into the space with 4,6m height. Three dock-leveller loading bay areas with an exclusive yard easily accommodating three interlink trucks at a time.	R 28
45,000	Many permutations including 23,000m <sup>2</sup> for storage on upper floor at reduced rental rate. Two concrete ramps so would suit vehicle storage. Lower level area ideal for warehousing and distribution- type business. Multiple dock-leveller loading bays. Rental rates very attractive and landlord prepared to accommodate users with office, ablutions, staff canteen/change-room facilities. Great opportunity to customise a facility to your own requirements.	R 25



## PROPERTIES TO LET IN EPPING



Dacres Avenue

**TO LET**



Fitzmaurice Avenue

**TO LET**



Bofors Circle

**TO LET**



Fisher Avenue

**TO LET**



Nourse Avenue

**TO LET**

# PROPERTIES TO LET - CENTRAL INDUSTRIAL AREAS

RENT. AREA	DESCRIPTION	PRICE
1,478	Newly-built industrial park with 24hr security. Unit has a modern office component over two floors with kitchen, toilets and reception area. Three-phase power supply. Roof height of 7m+ for excellent stacking/warehousing. Good location in close proximity to the M5 leading to the N1 and N2 highways.	R 39
1,550	Factory/warehouse unit with common-use driveway/loading area. Roller-shutter door and office component over two floors. Value space and fairly self-contained with off-street parking. Good for distribution and manufacturing. Three-phase power supply.	R 28
1,650	New development - let the landlord build to your requirements.	R 52
3,011	Industrial unit with one covered loading dock. Ideal for warehousing or manufacturing in secure park environment. 800 amps of power available.	R 28
3,064	Modern warehouse facility with all the extras: roof height of 8m+, three-phase power, sprinkler system and seven dock-leveler loading bays on each side. Large yard area of approximately 2,700m².	R 32
3,064	Large warehousing facility with two 5 tonne gantry cranes. Roof height of 6,5m+ and loading area at front end with off-street parking. Large roller-shutter doors for goods receiving and dispatch. Office component, staff change-room and toilets. Great space and excellent landlord.	R 28
3,200	Warehouse or factory space. Open area with office component, ablutions and loading facility. Good value opportunity.	R 28
3,968	Fantastic open space with very high roof height of 8m+. One of the better spaces available with a gantry crane within a security park. Attractive modern office component of two floors totalling around 300m². Mega power available: 1,000 amps with access to another 1,000+ amp. Space would suit manufacturing business with large machinery requiring lots of power or housing/distribution- type business in need of high roof and strengthened flooring.	R 25
5,152	Fantastic opportunity for end user. Self-contained yard within a U-shaped building structure provides excellent loading capability. Surrounding buildings have very good access for interlink trucks via large roller-shutter doors. Roof heights vary from 4m to 8m+. Previously used by steel merchant, the space lends itself well to bulk warehousing of heavy-weight goods. Was once a trucking repair centre. Great warehouse opportunity for a large user.	R 28
8,200	Prime, visible and extremely-upmarket industrial facility. Would suit medical industry. HVAC plus all other requirements usually associated with this industry.	R 45
10,500	Very special warehousing/distribution centre providing large open facility with racking. Thirty roller-shutter doors and more than 20 dock-leveler loading bays. Double volume office component at the front and additional offices at goods receiving and dispatch areas. Several toilets for office and warehouse staff along with canteen and change-room facilities. Roof recently refurbished so comes with 10-year guarantee.	R 29
12,799	Warehousing facility with excellent eaves height. Sprinklers throughout. 350 amps of power. Good access to all major arterial roads.	R 27



**Bellville Sacks Circle**

**TO LET**



**Landsdowne**

**TO LET**



**Ndabeni**

**TO LET**



**Parow Industria**

**TO LET**

# RECENT LETTINGS IN EPPING

PROPERTY	m²	R/m²
Units 23 & 24 Viking Business Place	165	R 48.50
14 Moody Avenue	412	R 30.00
17 Bofors Circle	1,320	R 39.00
15 Evans Avenue	1,450	R 27.00
96 Bofors Circle	3,696	R 29.50
14 Fitzmaurice Avenue	4,500	R 42.00
13 Moorsom Avenue	7,000	R 18.00
21 Grenville Avenue	17,000	R 55.00

# PROPERTIES FOR SALE IN EPPING

DESCRIPTION	PRICE
Sectional title unit of 168m² in popular business park	R 750,000
Unit of 570m² in modern, secure industrial park	R 3,000,000
Visible building in high traffic location	R 10,000,000
Vacant site of approximately 8,500m²	R 13,900,000
Tenanted property in excellent location	R 17,000,000
Pay for the land and get the buildings for nothing, prime, visible, accessible location	R 24,000,000
Last large site available for development with existing short-term leases.	R 50,000,000

# PROPERTIES SOLD AND TRANSFERRED IN EPPING DURING THE LAST YEAR

EXTENT	ADDRESS	PRICE
6,658	15 Moody Avenue	R 4,133,364
4,945	1 Bertie Avenue	R 5,100,000
4,247	1 Moody Avenue	R 7,467,000
6,786	9 Hawkins Avenue	R 10,000,000
6,786	7 Hawkins Avenue	R 14,750,000
11,197	5 Bertie Avenue	R 15,000,000

EXTENT	ADDRESS	PRICE
14,198	25 Moorsom Avenue	R 15,700,000
16,440	19 Cochrane Avenue	R 20,000,000
18,883	10 Fitzmaurice Avenue	R 25,238,095
13,017	9 Evans Avenue	R 30,000,000
26,791	20 - 22 Dacres Avenue	R 34,941,000

# The Epping Community Improvement District (ECID) continues to uplift greater Epping

The Epping CID was formed in 2003 with the specific task of:

- Supplementing and enhancing the basic services offered by the City of Cape Town.
- Facilitating a cooperative approach between City and private sector in the provision of municipal services.
- Facilitating the upliftment of Epping and promoting economic growth and sustainable development and to encourage further investment in the area.

It has since become one of the largest and most successful CID's in South Africa. Income is currently in excess of R5.5m from levy income plus generous sponsors by owners and companies.

The ECID is funded by a levy over and above the existing property rates and is charged by the City of Cape Town on all properties within Epping. This levy, expressed as cents in the Rand, is based on the municipal valuation of the property and is payable by all owners within Epping. These funds are paid over to the ECID, which in turn operates according to an approved business plan and budget.

The ECID is administered by a Section 21 Company with a minimum of seven directors representing property owners and City of Cape Town

officials. Day-to-day operations are carried out by a small proactive team based at Gunners Circle.

Highlights of the last year include:

- Further high-tech cameras strategically placed and monitored have resulted in significant crime prevention.
- Refuse Bags removed **68,700**
- 30m³ skip bins removed **79**
- Concrete waste removal **19 tons**
- Trees pruned **289**
- Illegally dumped rubble **89 tons**

Law enforcement is carried out by a multi - skilled team using sophisticated high-tech camera monitoring, Toyota vehicles, quad bikes and foot patrols.

The success of the Epping CID ensures that businesses operate in a safer and cleaner environment and property owners enjoy better property values than before.



# SUCCESSFUL TRANSACTIONS BY EPPING PROPERTY



Beacon Way, Beaconvale - 5,800m<sup>2</sup>

**LET**



Bertie Ave, Epping 2

**SOLD**



Bofors Circle, Epping 2 - 4,000m<sup>2</sup>

**LET**



Brackenfell, Okavango Park

**SOLD**



Elliot Ave, Epping 2 - 486m<sup>2</sup>

**LET**



Epping Ave, Elsie's River - 2,500m<sup>2</sup>

**LET**



Evans Ave, Epping 1 - 1,500m<sup>2</sup>

**LET**



Evans Ave, Epping 1 - 386m<sup>2</sup>

**LET**



Gunners Circle, Epping 1 - 8,632m<sup>2</sup>

**LET**



Hawkins Ave, Epping 1

**SOLD**



Losack Ave, Epping 2 - 866m<sup>2</sup>

**LET**



Moody Ave, Epping 1 - 412m<sup>2</sup>

**LET**



Tekstiel Street, Parow Industria - 10,500m<sup>2</sup>

**LET**



Thor Circle, Epping - 165m<sup>2</sup>

**LET**



Thor Circle, Epping

**SOLD**



**Please contact me as we require assistance with:**

Please fill in your details and **fax to: 086 673 6383**

**Mark where appropriate:**

- ☐ A valuation
- ☐ Premises to lease
- ☐ Premises for sale
- ☐ Property to buy, to occupy ourselves
- ☐ Property to buy as an investment
- ☐ Land to buy
- ☐ The development of new premises
- ☐ I would like to give you the details of someone else who would be interested in receiving your regular newsletters

**These are my details:**

Title: \_\_\_\_\_

First Name: \_\_\_\_\_

Surname: \_\_\_\_\_

Position: \_\_\_\_\_

Company: \_\_\_\_\_

Telephone: \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_





NO DEPOSIT

My financier advanced  
100% for my new premises.  
**Would yours?**

Business Partners is South Africa's leading risk finance company for SMEs. As a customised financing provider we offer established and profitable business owners the opportunity to buy or build their own business premises. Business Partners offers a unique property finance solution that will suit your individual needs. If you're looking for financing up to R25m, talk to us. Let us help you expand your business.

Henk Rall 082 578 6926  
hrall@businesspartners.co.za

Avinash Sanichur 082 351 3680  
asanichur@businesspartners.co.za

[www.businesspartners.co.za](http://www.businesspartners.co.za)  
[enquiries@businesspartners.co.za](mailto:enquiries@businesspartners.co.za)

*Business*  
**PARTNERS**  
Investing in Entrepreneurs