



# EPPING PROPERTY

*No.1 for Industry in the Western Cape*



**TO LET**

Large warehouse and yard in visible location in Parow Industria. **8,450m<sup>2</sup>** in total available but can be subdivided into smaller areas down to 2,870m<sup>2</sup>. **Asking rental R25/m<sup>2</sup> to R28/m<sup>2</sup> plus VAT.** depending on requirements and length of lease. 24-hour security and generous power supply.



**TO LET**

Prime warehouse distribution facility in one of the best industrial locations in Cape Town. 7,888m<sup>2</sup> in total available to rent. Can be subdivided into smaller components of 2,675m<sup>2</sup> and 5,350m<sup>2</sup>. 8.4m to eaves and full sprinkler system, 24-hour security. **Asking rental R45/m<sup>2</sup> plus VAT.**

## INDUSTRIAL PROPERTY SPECIALISTS

**Epping | Ndabeni | Maitland | Beaconvale | Parow Industria | Sacks Circle**

***For all your industrial property requirements in the central industrial areas of Cape Town***

**Tony Bales 083 675 3773 | John Hayward 084 330 6762**

**www.eppingproperty.co.za ☎ 021 531 0448 / 021 531 5966**

*All prices quoted in this publication exclude VAT*

# PROPERTIES TO LET IN EPPING

RENTABLE AREA (m <sup>2</sup> )	DESCRIPTION	RENTAL R/m <sup>2</sup>
140	Business unit in well-run popular security park. Good split between warehousing and office space.	55
220	Various industrial units available within security park. All units have roller shutter doors and three phase-power.	39
300	Neat factory in a well-run business park at the end of a cul-de-sac.	36
509	Good access and high door makes this modern warehouse unit a standout.	35
570	Newly-built warehousing/industrial factory space with high roof height and double storey office space. Popular complex - not much comes available here.	32
675	Ample power and good security in this park environment. Excellent value-for-money premises.	28
700	High power availability and excellent security in this older Epping factory.	30
934	Situated in a well-managed park with great access. Good height, full sprinkler system, good value.	30
1,000	Up to 10m height in this modern warehouse. Good access yard with controlled security entrance.	38
1,058	Well-run security park with corporate landlord. This unit has roller shutter door access. Off street parking for 8 cars as well as a generous office component.	31
1,112	Modern unit in a well-run business park. Close to all main routes.	32
1,200	Conveniently situated in Epping 2 with good access to all major road systems in the area.	30
1,317	Great stand-alone property. Good power and ample office space. Would suit an engineering company.	34
1,360	150 Amps power. Security, good exposure and generous office component.	28
1,367	Nice park with large yard area. Premises subdivisible (899m <sup>2</sup> + 468m <sup>2</sup> ). Controlled security and very good vehicle access.	33
1,500	Self contained factory/warehouse space with generous office space and modern upmarket reception area. Good three-phase power supply.	28
1,829	Modern industrial park with 7m+ eaves height. High roller shutter doors for goods receiving and dispatch - drive in and drive out.	40
2,050	Very good power supply to this large unit in a smaller, more private business park environment. Excellent value-for-money.	26
2,103	Excellent exposure and very good office space in this unit. Multiple roller shutter doors.	28
2,330	High eaves height, good power and good access. This property would be perfect for food manufacture.	38
2,660	Modern, very high warehouse space with good power supply and controlled security access. Sprinkler system and 9m to eaves.	45
2,800	This older factory offers extremely good value and high exposure.	26
3,000	Modern warehouse to be developed to tenant's requirements. 9m height to eaves. Full sprinkler system. High doors. Excellent truck turning areas. Features all the top warehouse specifications.	49
3,128	With a large yard and warehouses, this property would be perfect for a logistics/transport company or large vehicle/bus service depot. Rental includes yard.	44
3,335	Solid concrete building with loads of natural light. Sprinkler system in place. Office component and amenities for staff including change rooms, toilets and offices.	29
4,000	Older engineering type premises with ample power, good access and large yard. Convenient location within Epping.	35
4,677	Modern warehouse/factory space with new, alu-zinc roof height of 7m +. Modern office space over 2 floors. Positioned in quiet cul-de-sac. 1,000 Amps power.	28
5,350	Modern, very high, fully sprinklered warehouse space with good power supply and controlled security access.	45
7,200	Large, low roof property in good part of Epping. Excellent value-for-money rental available.	25
8,025	Modern, high, fully sprinklered warehouse space with good power supply and controlled security access. 9m to eaves.	45
8,084	7,200m <sup>2</sup> warehouse, 969m <sup>2</sup> yard, 881m <sup>2</sup> offices. 800 Amps power, close to all public transport routes.	35
8,632	800 Amps power. Good access, 2,000m <sup>2</sup> office space. Available Immediately. Good visibility onto N7. Large yard areas.	33
9,500	1,450 Amps power. 9m height to eaves. Full sprinkler system. High doors. Excellent truck turning areas. Top warehouse specifications.	45
10,528	Available mid 2014. Drive-through access for interlink trucks. Abundant power. 2,800m <sup>2</sup> yard available.	35
13,726	Large factory/warehouse in Epping 2. 7m+ to eaves. Available early 2014. Would suit a production facility or warehouse operation. Full sprinkler system.	30



## RECENT LETTINGS IN EPPING

PROPERTY	m <sup>2</sup>	RENTAL R/m <sup>2</sup>
Viking Business Place	100	55
17 Nourse Ave	730	30
25 Packer Avenue	900	30
24 Gunners Circle	1,000	32
25 Moody Avenue	1,200	31
14 Jellicoe Avenue	1,400	35
17 Agric Street	2,660	45
Omupark, Eliot Avenue	3,400	33
Ikhwezi Park, Fitzmaurice Avenue	3,450	48
160 Gunners Circle	3,949	27
13 Moorsom Avenue	21,000	25
146 Gunners Circle	52,000	22

## PROPERTIES FOR SALE IN EPPING

DESCRIPTION	PRICE (R)
Sectional title unit in sought-after industrial park. 200m <sup>2</sup> .	1,000,000
Stand-alone property with good power supply. 1,400m <sup>2</sup> rentable area.	4,950,000
Sectional title unit in well-run, visible complex. Generous parking and power availability. 1,430m <sup>2</sup> rentable area.	5,000,000
Factory on large site with excess land for expansion or development. High power availability. 6,200m <sup>2</sup> site area.	8,200,000
Solid Factory with high power availability. 3,335m <sup>2</sup> rentable area.	9,000,000
2,415m <sup>2</sup> factory in central location.	10,867,500
Old buildings on well-located site. 8,500m <sup>2</sup> site area. 2,700m <sup>2</sup> buildings.	11,000,000
4,000m <sup>2</sup> factory in convenient location.	18,000,000
Excellent value-for-money factory measuring approximately 7,300m <sup>2</sup> .	21,000,000
Very visible and well-located site. 8,700m <sup>2</sup> rentable area on 18,000m <sup>2</sup> site.	25,000,000

## PROPERTIES SOLD AND TRANSFERRED IN EPPING DURING THE LAST YEAR

Erf SIZE (m <sup>2</sup> )	ADDRESS	PRICE (R)
907	22 Packer Avenue	2,150,000
2,989	39 Packer Avenue	6,100,000
4,867	126 Gunners Circle	8,600,000
9,972	14 Hawkins Avenue	13,500,000
18,801	26 Bertie Avenue	17,900,000

Erf SIZE (m <sup>2</sup> )	ADDRESS	PRICE (R)
22,720	84 Gunners Circle	19,250,000
8,561	9 Bertie Avenue	24,000,000
16,196	5 Christian Avenue	25,000,000
19,200	12 Eliot Avenue	30,750,000
36,193	146 Gunners Circle	55,000,000

## EPPING COMMUNITY IMPROVEMENT DISTRICT (ECID) CONTINUES THE UPLIFTMENT OF GREATER EPPING

All stakeholders in Epping value the excellent work of the ECID. They handle it all. From security (patrols, cameras, monitoring vehicles, staff and much, much more) to refuse removal (2,900 bags a month), trees pruned and concrete waste removal.

The ECID is the largest industrial CID in South Africa. The efforts of this team have contributed significantly to making Epping a place where businesses and individuals want to work.







## SUCCESSFUL TRANSACTIONS BY EPPING PROPERTY

