



EPPING PROPERTY

No.1 for Industry in the Western Cape



SOLE LETTING MANDATE

TO LET

Modern warehouse in secure industrial park environment in Epping. Premises measure **2,840m² rentable space** that includes warehouse, offices and loading areas. Five roller shutter doors service this 7m-high facility with a large paved yard. Includes 24-hour security. Available 1 October 2014. **Asking rental R169 000 per month plus VAT.**



TO LET

Freestanding factory/warehouse in accessible, visible location offering **4,155m² rentable area** plus large yard. 800 Amps power. Flexible space with various loading options. A third of warehouse has height of 7,6m to the eaves. **Asking rental R166 000 per month 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 | Shirley Bales 073 216 5192

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

All prices quoted in this publication exclude VAT.

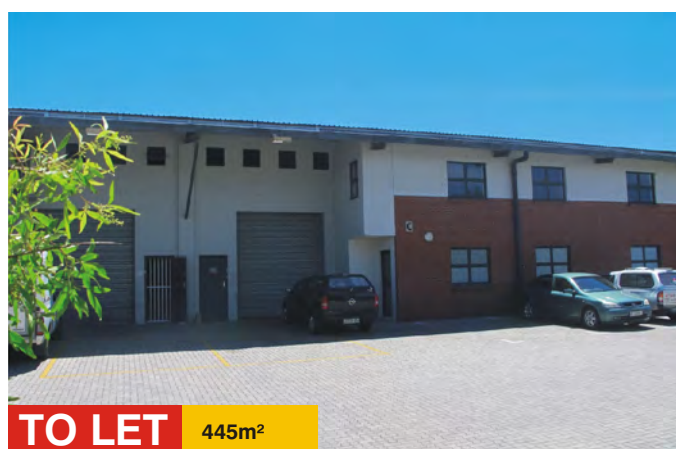
PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS

RENTABLE AREA (m ²)	DESCRIPTION	ASKING RENTAL R/m ²
100	Industrial/business unit with office and roller shutter-door plus option of a mezzanine level in warehouse portion. Good security park.	60
220	Industrial units with reception and offices, mezzanine or single level warehouse space in good security park.	40
265	Offices available immediately. Modern, light and includes alarm system, electricity, water and 5/6 parking bays.	50
300	Neat factory in a well-run, secure business park. Good height. Separate reception/office plus mezzanine level. 3 phase power.	37
356	Excellent value in attractive well-located industrial park. 100 Amps power. Office component. Available immediately.	35
402	Stand-alone premises in sought-after location. Separately fenced with various parking bays included.	42
445	Unit in newly-built business park. Superior finishes. 24-hour security. Good warehouse height and spacious office component.	42
497	Newly-built warehousing/industrial factory space with high roof height and mezzanine office. Five parking bays. Three-phase power.	42
575	Recently-built warehouse and office space with ample toilets, large reception area downstairs, three offices upstairs and plenty of parking in secure business park.	37
700	Warehouse with office space and yard. 150 Amps.	32
890	Value-for-money unit in secure environment. Potential to expand. Sprinklered.	31
1,058	Well-run security park with corporate landlord. This unit has two roller shutter-doors and off street parking for eight cars.	34
1,200	Older property in good location with excellent exposure. This property offers good value. Two roller shutter-doors.	32
1,367	Pleasant park in good location with large yard area. Premises are subdivisible (899m ² + 468m ²) with very convenient vehicle access and manned access control.	34
1,650	Property is part of a well-run park, managed by large national landlord. Large power supply supply available. Two roller shutter-doors.	34
1,829	Modern industrial park with all buildings 7m+ to the eaves, high roller-shutter doors for goods receiving and dispatch. The landlord is a large national. Rental includes 24 hour security.	40
2,050	Very good power supply (600 Amps) to this large unit in a smaller, private business park environment. Excellent value for money.	28
2,066	Stand-alone unit with a generous office component and very good quality warehousing. This property would suit a bonded warehouse perfectly.	34
2,176	Older factory offering extremely good value and exposure.	32
2,330	High eaves, abundant power and good access. Epoxy floors and chromadek roofing makes this property perfect for food manufacture.	38
2,500	State-of-the-art, high eaves, great access, modern warehousing available immediately. 9m to eaves.	56
2,655	Modern industrial park with all buildings 7m+ to the eaves High roller shutter-doors for goods receiving and dispatch. Large national landlord. Rental includes 24 hour security.	40
2,840	The future of modern warehousing in a well-run, private industrial park. Great access, high eaves and an excellent office component. Available Oct 2014. Rental includes 24 hour security.	60
2,920	New development with all modern specifications. 800 Amps power supply.	52
3,000	Various large units available in this well-run industrial park. Generous power available on request.	31
3,365	Factory/warehouse within a secure industrial complex. Flexible expansion options.	30
3,400	Extremely good quality, high spec warehouse. 9m+ to eaves plus excellent access and A grade offices.	55
3,456	Newly-built warehouse with excellent exposure and ample yard space. Available mid 2014.	38
3,969	Property with excellent eaves height and generous power situated in well-run park with excellent security.	36
3,995	Newly-built warehousing/industrial factory space with very high roof height and double storey, air-conditioned office space. Every conceivable loading configuration available. 12m to eaves.	52
4,000	Modern warehouse to be developed to tenant's requirements. 9m height to eaves. Full sprinkler systems. High doors. Excellent truck-turning areas. Full modern specifications.	55
4,155	Property has manufacturing component with power as well as high warehousing component. Both with excellent access. Large paved yard. On-grade plus raised loading facilities.	40
4,522	Newly-built warehousing/industrial factory space with very high roof height and double storey office space. Every conceivable loading configuration available. 12m to eaves.	52
5,000	New factory/warehouse to be built on 11,000m ² site.	55

These are not all the properties we have to let. Contact Epping Property for a complete, up-to-date list of properties to rent in your size category.

RENTABLE AREA (m ²)	DESCRIPTION	ASKING RENTAL R/m ²
7,000	Spacious warehouse with various roller shutter-doors. Separate entrance provides own company identity. Excellent height in this fully-sprinklered warehouse.	35
8,200	Factory on huge site. Very good value for money.	20
8,500	Subdivisible into smaller areas. Huge yard.	30
9,048	7,863m ² very high warehouse plus 1,165m ² offices. 12 m to eaves. Nine large doors.	52
12,000	Premises to be built to tenant's specifications. Large amount of power available if necessary. Very visible location in secure business park.	55
12,770	Large warehouse with interlink access.	31
12,799	Large factory/warehouse. Fully sprinklered. Brand new roof and insulation. 350 Amps power supply. 4.2m to eaves. Available immediately. Close to station.	27

PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



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TO LET 9,000m²



TO LET 575m²



TO LET 220m²



TO LET 301m²



TO LET 400m²



TO LET 12,799m²



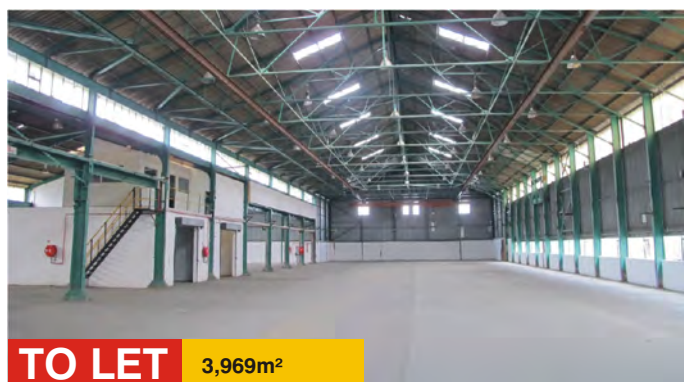
TO LET 700m²



TO LET 2,060m²



TO LET 2,840m²



TO LET 3,969m²

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RECENT LETTINGS IN EPPING

PROPERTY	m²	RENTAL R/m²
Viking Business Place	100	R 55.00
Hawkins Ave	300	R 35.00
Christian Ave, Malleon Park	300	R 35.00
Benbow Ave	445	R 40.00
Bofors Circle	580	R 35.00
118 Bofors Circle	934	R 26.00
24 Gunners Circle	1,000	R 33.00
4 Evans Ave	1,450	R 33.00
21 Benbow Ave	1,500	R 28.00
Inyoni Street, Ndabeni	1,750	R 47.00
17 Agric Street	2,650	R 45.00
166 Gunners Circle (new development)	4,000	R 55.00
14 Cochrane Ave	6,000	R 29.00
166 Gunners Circle	8,600	R 28.00
26 Christian Ave	13,500	R 28.50

PROPERTIES FOR SALE

DESCRIPTION	PRICE (R)
Sectional title unit in sought-after industrial park. 200m².	1,000,000
Business unit in new, secure industrial park. 500m².	3,100,000
2,600m² site size. Only site of this size available for sale in Epping. Fully serviced plus a few existing structures.	3,900,000
Sectional title unit in well-run, visible complex. Generous parking and power available. 1,430m² rentable area.	5,000,000
Factory on large site with excess land for expansion or development. High power availability. 6,200m² site area.	8,200,000
8,600m² site in central Epping. Includes 2,700m² buildings.	11,000,000
2,415m² factory in central location in Ndabeni.	10,800,000
3,100m² buildings on large site. An additional 3,000m² building can be built.	14,000,000
Factory in visible location. Large power supply. 4,200m² buildings on large site.	16,000,000
Large factory in excellent location in Ndabeni. 6,300m² rentable area.	25,000,000
2Ha site with substantial buildings in prime visible location.	30,000,000

Properties are continually being sold and new ones are constantly coming up for sale. Contact Epping Property for an up-to-date list of properties for sale in your size category.

EPPING PROPERTIES SOLD AND TRANSFERRED IN THE LAST YEAR

Erf SIZE (m²)	ADDRESS	PRICE (R)
907	22 Packer Avenue	2,150,000
575	Bofors Circle, Unit 1, Bofors 2 (Sectional Title)	2,400,000
2,593	41 Packer Ave	3,400,000
3,497	10 Nourse Avenue	5,900,000
7,448	39 Bofors Circle	12,350,000

Erf SIZE (m²)	ADDRESS	PRICE (R)
8,832	27-31 Moody Ave	13,000,000
22,720	84 Gunners Circle	19,250,000
48,571	166 Gunners Circle	49,750,000
38,177	16 Elliot Ave	55,000,000
36,193	146-148 Gunners Circle	55,000,000

(Statistics by eppingproperty.co.za)

Properties sold in Epping

(The above is for your information only. Properties have different building size:erf size ratios as well as various other characteristics. It is only meaningful to compare similar properties. Contact Epping Property for a more detailed discussion on property values in Epping and the central industrial areas of Cape Town.)



SUCCESSFUL TRANSACTIONS BY EPPING PROPERTY



LET

Benbow Ave



LET

Benbow Ave



SOLD

Bofors Circle



LET

Bofors Circle



SOLD

Bofors Circle



LET

Bofors Circle



LET

Christian Ave



LET

Cochrane Ave



LET

Evans Ave



SOLD

Evans Ave



LET

Evans Ave



LET

Fitzmaurice Ave



LET

Gunners Circle



LET

Gunners Circle



LET

Gunners Circle



LET

Gunners Circle



LET

Inyoni Street, Ndabeni



SOLD

Montague Gardens



LET

Nourse Ave



SOLD

Parker Ave



SOLD

Parow



SOLD

Viking Business Place



LET

Viking Business Place



LET

WP Park



LET

Hawkins Ave

EPHING INDUSTRIAL PROPERTY INDEX

The latest Epping Industrial Property Index has recently been released for the fourth quarter of 2013 (Q4). The average size premises available to rent has decreased significantly to 1,650m² (from 2,330m²) and the average (weighted) asking rental has risen to R37.15/m². This is due to a number of recent larger lettings as well as a number of new vacancies of smaller spaces.

The total space available to rent in Epping has decreased for the 7th quarter in a row. It is interesting that there are not too many larger spaces left to rent in Epping. This shortage of larger, more modern premises has prompted various landlords and developers to initiate projects to cater for this market. These statistics show the continuing confidence medium and large businesses have in Epping – both as property owners and property users. Epping continues to offer good all-round value to owners and tenants, financially and locationally.

The Epping Industrial Property Index is a collection of actual in-depth statistics designed to assist property owners, tenants and other stakeholders in assessing the industrial property market in greater Cape Town. Epping houses many of the largest industrial companies in the Western Cape and is arguably an excellent gauge for industrial property in the province. The statistics forming the Epping Industrial Property Index are carefully and meticulously put together by the only company who works with landlords and tenants in Epping every day.



LET

21,000m² let to Coricraft. Coricraft has consolidated their business from two smaller properties into this larger one. The entire property has been refurbished. All asbestos roofing was replaced and Coricraft's production processes have been streamlined to cope with its expansion for many years ahead.