



EPPING PROPERTY

No.1 for Industry in the Western Cape



FOR SALE



TO LET



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INDUSTRIAL PROPERTY SPECIALISTS

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

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

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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. Option of a mezzanine level in warehouse portion. Appealing park-like environment with 24-hour security.	63
220	Industrial unit with reception and offices, mezzanine or single level warehouse space in good security park.	42
241	Unit available in industrial complex in very busy and accessible part of Epping. Quick feed to the N2 and N7 highways.	46
265	Offices available immediately. Modern, light and include alarm system, electricity, water and 5/6 parking bays.	55
300	Neat factory in a well-run, secure business park. Good height, separate reception/office plus mezzanine level.	39
315	Affordable unit with good visibility in a great location. Close to public transport.	40
420	Various newly-renovated units available in this sought-after park. Good security and great location. Close to public transport.	44
570	Recently built warehouse and office space with ample toilets. This modern construction is suitable for food handling or production. Good height.	42
600	Close to rail and bus transport, this unit is in a secure, private complex. Ample power available. Neat offices and reception.	40
800	Unit in a very sought-after size category. Good value for money.	37
900	Affordable space in multi-tenanted park. Good access, great security and close to major routes.	33
1,121	Two premises linked (700m ² + 421m ²), 3-phase power. Own separate access with three roller doors and good loading areas.	35
1,210	Very neat property with ample power in a well-run park, owned by large, respected national. 500 Amps power.	35
1,525	Brand new top-of-the-range warehouse space with all modern specifications built to your requirements in the sought-after area of Ndabeni.	65
1,657	Conveniently located, this property is within a well-run park owned by a national.	40
1,675	Property can be accessed from within the park, or from a road alongside. Ample power in this visible location. JSE-listed landlord.	35
1,719	Situated in a very desirable area. Excellent access and parking facilities. Large, high-quality office component. Suitable for a user with a high office requirement.	60
1,791	Excellent visibility and signage with good access in a sought-after part of Epping. Large yard area.	40
2,163	Property can be accessed from within the park or from a road alongside. Ample power and a national landlord.	35
2,320	Well located in Epping 2. Good parking. Secure. Huge power - 1,300 Amps.	40
2,655	Situated in a modern, large factory park. Ample power and a very generous, private yard area. 24-hour security.	42
2,771	Large high warehouse with ample power and generous yard.	45
2,840	State-of-the-art warehouse, perfect for logistics or foodstuff warehousing. Excellent security. Covered loading. Good turning areas for interlink trucks.	50
3,064	Abundant power, good height and gantry cranes make this property very good value for money.	35
3,300	Set in a small park, factory with good power, good access through six roller shutter doors and a high quality office component.	37
3,800	Owned by a large national landlord, this property offers excellent exposure and good height in a sought-after location.	32
4,000	Ideal property for manufacturing, or engineering. Ample power, gantries and generous yard space.	35
4,500	Large, affordable space. Well located and close to all transport routes. New, modern roof.	35
4,650	Very affordable space, which can be divided into modules suitable for tenant requirements. Ample power available. Ideal for storage.	25
5,500	Well-situated property with good natural light, security, decent height and very generous yard space. Covered, externally-lit loading area.	36
7,000	Premises to be built to tenant's business specifications. Large amount of power available if necessary. Very visible location in secure business park.	65
10,500	Excellent distribution-type property. Raised loading and many roller shutter doors. Sprinklered. Large paved yard areas.	45
12,000	Premises to be built to tenant's business specifications. Large amount of power available if necessary. Very visible location in secure business park.	65
16,220	State-of-the-art, modern warehouse with yard specifically designed for interlink flow. Suitable for national or international tenant.	55

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

PROPERTIES FOR SALE

DESCRIPTION	PRICE (R)
Industrial sites available for sale within a security park. Sizes range from 3,100m ² to 4,500m ² .	1,200/m ²
359m ² unit in sectional title park. Excellent power supply.	1,900,000
The only site of this size available for sale in Epping. Site fully serviced plus a few existing structures.	3,900,000
1,700m ² corner site available.	4,400,000
Sectional title unit in well-run, visible complex. Generous parking and power availability. 1,430m ² rentable area.	5,800,000
1,300m ² factory on a site of 3,700m ² .	6,000,000
3,300m ² offices and warehouse.	10,500,000
Excellent warehouse property. 4,300m ² under cover.	15,000,000
3,300m ² on a large site of 8,500m ² . Excellent power.	15,500,000
Factory in visible location. Ample power supply. 4,200m ² buildings on large site.	16,000,000
Modern industrial property with excellent offices. Current tenant's lease expires in mid-2016. Suitable for owner occupier or investor.	18,000,000
4,000m ² factory suitable for manufacture or engineering.	18,000,000
5,400m ² rentable area on a large site.	20,500,000
14,300m ² factory space over 3 floors. Most space is on ground level. Excellent value for money.	26,000,000
7,400m ² warehouse currently occupied. Lease expires in 2016.	29,000,000
20,000m ² site with about 3,000m ² buildings. Suitable for redevelopment. Visible, accessible location.	37,000,000
Well-located, multi-tenanted industrial complex. Suitable for property investor seeking good income streams.	32,000,000
Large distribution centre in central location. 33 loading doors. Large paved yard area.	45,000,000

RECENT LETTINGS IN EPPING

PROPERTY	(m ²)	RENTAL (R/m ²)
Thor Circle	100	62
Gunners Circle	220	38
Christian Ave	300	37
Thor Circle	402	42
Packer Ave	700	38
Losack Ave	850	30
Losack Ave	1,200	34
Thor Circle	1,130	57
Benbow Ave	1,500	30
Nourse Ave	2,060	32
Bofors Circle	2,050	32
Bofors Circle	3,900	40
Bofors Circle	4,155	33
Fitzmaurice Ave	7,000	32
Packer Ave	9,000	52
Nourse Ave	8,600	52

Properties are continually being sold and new ones are constantly coming up for sale. Contact us 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 (m ²)	ADDRESS	PRICE (R)
1,834	25 Packer Ave	2,300,000
Sec.Title	98 Bofors Circle	2,570,000
2,112	31 Packer Ave	4,100,000
4,610	6 Nourse Ave	5,950,000
6,000	24 Christian Ave	8,200,000
4,671	29 Packer Ave	8,550,000
8,351	22 Losack Ave	9,500,000
8,200	8 Hawkins Ave	11,200,000
7,729	82 Bofors Circle	12,386,000
8,107	16 Nourse Ave	12,500,000

ERF SIZE (m ²)	ADDRESS	PRICE (R)
8,690	11 Grenville Ave	16,200,000
13,343	160 Gunners Circle	17,900,000
8,617	4 Hawkins Ave	18,240,000
5,288	21 Benbow Ave	20,500,000
17,482	11 Kinghall Ave	20,500,000
12,139	8 Losack Ave	20,520,000
8,847	9 Bofors Circle	20,800,000
16,359	27 Losack Ave	32,230,000
16,170	28 Benbow Ave	34,530,547
22,340	63 Bofors Circle	52,200,000

(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 us for a more detailed discussion on property values in Epping and the central industrial areas of Cape Town.)

