



# EPPING PROPERTY

*No.1 for Industry in the Western Cape*



## TO LET

Large warehouse for rent in the heart of Epping Industria. Various goods-loading options – raised and on-grade. Multiple high doors. Large paved yard to cater for all types of trucks. Fully sprinklered, including under-canopy sprinklers. Vehicle wash bay. Vehicle refuelling option. Guard house. Visitors parking area. Excellent option for a distribution facility. Premises measures **9,250m<sup>2</sup>** rentable area that includes warehouse, offices and loading areas. Asking rental **R450,000 per month plus VAT**. Available immediately.



## TO LET

Highly-visible warehouse for lease. Excellent access to all main roadways in Cape Town. Five raised loading bays. Fully sprinklered. New zincalume roof. Premises measures **5,800m<sup>2</sup>** rentable area that includes warehouse and offices. Asking rental **R275,000 per month plus VAT**.

## INDUSTRIAL PROPERTY SPECIALISTS

**Epping | Ndabeni | Maitland | Beaconvale | Parow Industria | Sacks Circle | Airport Industria | R300**

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

Tony Bales 076 111 0000 | John Hayward 084 330 6762

**www.eppingproperty.co.za ☎ 021 531 0448 / 021 531 0026**

*All prices quoted in this publication exclude VAT.*

# PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS

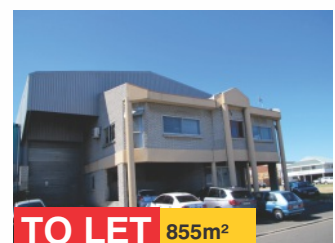
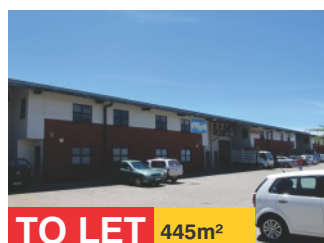
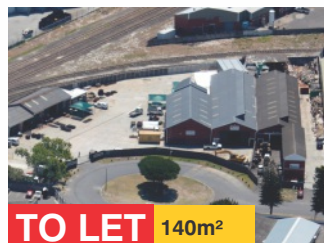
RENTABLE AREA (m <sup>2</sup> )	DESCRIPTION	ASKING RENTAL (R/m <sup>2</sup> )
100	Industrial/ business unit with office and roller shutter door. Option of a mezzanine level in warehouse portion. Appealing park environment with 24-hour security.	65
140	Ground floor business unit in secure, well-run park. Generous yard areas for vehicular access.	52
142	Unit available in an industrial complex in a very busy and accessible part of Epping 1. Close to Cape Town market. Quick feed to the N2 and N7 highways.	60
220	Industrial unit with reception and offices, as well as mezzanine or single level warehouse space. Well-managed business park with 24-hour security. Close to public transport.	46
243	Unit available in a very busy and accessible part of Epping. Facing outwards providing direct access to vehicles and customers. Good access to the N2 and M7/N7 highways.	60
300	Neat factory in a well-run, secure business park. Good height. Separate reception/office plus mezzanine level. 80 Amps power supply.	43
356	Unit available in secure industrial park. 24-hour security. 80 Amps power. Large roller shutter door. Ground floor and upstairs offices.	46
370	Unit available in secure industrial park. 24-hour security.	45
445	Unit in newly built, upmarket business park. Superior finishes. 24-hour security. Good warehouse height and spacious office component.	46
486	New unit in the process of being built. Excellent location with great visibility. Close to public transport. Completion August 2016.	47
520	Value-for-money unit in secure environment. Good power supply. <b>Beaconsfield</b> .	40
572	Recently built warehouse and office space with ample toilets. Modern construction. Suitable for food handling or production. Good height. Well managed, privately-owned park.	45
600	Close to rail and bus transport, unit in a secure, private complex. Ample power available.	42
855	Stand-alone premises. Large roller shutter door. Double storey offices. Large mezzanine not included in area but included with rental.	65
886	Unit in newly-renovated complex. Clean, open space serviced by two roller shutter doors. Very secure premises.	45
1,100	Three raised loading bays plus one large, on-grade loading bay. Full set of offices and ablutions included. Situated very centrally in Dacres Avenue in Epping 2. Location has excellent access to both the N1 and N2 via Jakes Gerwel Drive (and N7 – ex Vangard Drive).	48
1,209	Brand new roof. Secure accessible industrial park. Available immediately. <b>Ndabeni</b> .	48
1,500	Set in a secure park, a premises with it all – power, height, sprinklered, various loading doors and 24-hour security. Occupation by negotiation. This size premises is in very short supply at the moment.	42
1,500	New warehouse to be built in the heart of Ndabeni. Full modern specifications. Close to public transport. Completion end 2017. <b>Ndabeni</b> .	75
1,581	Dual entrances from front and rear. Good amount of power available. Height of 5,5m to the eaves. 24-hour security. Premises available at short notice. Good signage opportunity – no-one will miss your business in this location!	45
1,588	Industrial unit with undercover loading docks in large security park. Paved secure yard area. 24-hour manned security for entire business park. <b>Bellville South</b> .	48
1,779	New development with all the features that modern tenants want. 160 Amps power to each unit. 24-hour security. Sprinklered and conforms to modern fire regulations. A range of different sizes available. <b>Airport Industria</b> .	65
1,790	Good, clean, modern industrial building. Generous power supply. Area includes warehouse and abundant offices. Close to Cape Town market. Excellent access to N2 and M5 arterial roads.	45
1,900	Entire space serviced by gantries. Good accessibility. Available August 2016.	42
2,000	Award-winning institutional landlord is developing secure business/industrial/warehouse park offering the latest and best features. Designed by top architect who designed Greenfield Industrial Park at Airport Industria. Sizes can be joined to offer additional space. Completion expected late 2017. <b>Bellville South</b> .	70
2,050	Very good power supply (600 Amps) to this large unit in a smaller, more private business park environment. Excellent value-for-money.	34
2,342	Good amount of power available. 5,5m height to the eaves. 24-hour security. Premises available at short notice. Good signage opportunity.	45
2,500	New warehouse to be developed to tenant's requirements. Specify your requirements up-front and get the perfect premises delivered to you. Completion end 2018.	75
2,938	Factory/ warehouse within a secure industrial complex. New roof comprising modern materials. Fully sprinklered. Several loading bays and roller shutter doors. <b>Bellville</b> .	37
3,365	Factory/ warehouse within a secure industrial complex. Good yard areas. Brand new roof. Excellent power supply. Fully sprinklered. 24-hour manned security. <b>Bellville South</b> .	37

*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.*



RENTABLE AREA (m <sup>2</sup> )	DESCRIPTION	ASKING RENTAL R/m <sup>2</sup>
3,500	Brand new development to the very best industrial specifications possible. 24-hour security. This is the "greenest industrial building" ever built in SA. Low operating costs as the landlord has installed energy and water efficient fixtures and fittings. Improved workspace for staff (thermal comfort, daylight, fresh air, acoustics) for a higher productivity. 12m to the eaves. Fully sprinklered. <b>Airport Industria.</b>	63
4,500	New warehouse to be developed to tenant's requirements. Specify your requirements up-front and get the perfect premises delivered to you. Completion end 2018.	75
4,677	Good quality warehousing to rent in Epping 2. High roller shutter door access. 1,000 Amps power supply with the facility to upgrade to 1,500 Amps. Roof has been completely replaced with modern, light zinc aluminum roof sheets and insulation, which significantly lessens the need to keep the lights on. Fully sprinklered. Excellent property for businesses wanting good storage volume.	42
4,800	High Warehouse to let in Epping Industria. Good floor to ceiling height 8m+ to the eaves. Excellent power supply in excess of 1,000 Amps. Available immediately. Conveniently situated close to the N7, N1 and N2 arterial roads giving quick access to all parts of greater Cape Town. Close to public transport.	45
5,000	A total of 32,000m <sup>2</sup> warehousing being developed. Unit sizes range from 840m <sup>2</sup> to 5,700m <sup>2</sup> . Most units can be joined so larger sizes possible. Mostly 11m height to the eaves. Dedicated yard areas for many units. Entire business park will have state-of-the-art 24-hour. Completion end 2017. <b>Bellville South.</b>	70
5,200	Landlord looking to build 5,200m <sup>2</sup> on 10,000m <sup>2</sup> + site. Specify your own requirements.	65
5,400	Access off two roads. Up to 1,800 Amps power supply. Three roller shutter doors on opposite sides of the building. Height of 6m to eaves. Fully sprinklered. Good access to train and road public transport. Occupation immediate. <b>Bellville South.</b>	37
5,666	Secure Warehouse for Rent in Epping Industria. This modern warehouse is the best the marketplace has to offer! 24-hour security to this niche business park that houses only the best companies. High floor to ceiling heights, good loading facilities, lots of natural light and close to various forms of public transport.	62
5,797	Location, location, location. Extremely visible property facing Jakes Gerwel Drive (M7/N7). High warehousing. New roof. Fully sprinklered.	47
6,000	New building about to be built in secure industrial estate. 12m to eaves height. Large paved yard. 300Kva power supply. Completion early 2017. Full modern specifications. Excellent visibility and access to N2. No-one driving down the N2 will miss you! <b>Airport Industria.</b>	75
7,070	Landlord prepared to replace asbestos roof with modern roofing for new tenant. Good loading areas. Long term lease required. <b>Bellville.</b>	38
9,000	New modern warehouse being completed. Completion mid 2016. Very high - 12m+ to the eaves. Fully sprinklered. Range of raised loading doors. Large amount of power available if necessary. Very visible location.	72
9,250	Large paved yard. Various goods loading options – raised and on-grade. Multiple high doors. Fully sprinklered, including under-canopy sprinklers. Vehicle washbay. Vehicle refuelling option. Guard house. Visitors parking area. Yard and loading areas accommodate interlink trucks generously. Good natural light. Excellent option for a distribution facility. Occupation immediate.	48
12,879	Modern logistics warehouse with a yard specifically designed for interlink flow. Suitable for national or international tenant. Prime visible location. Roof height is 11,57m to the eaves. Fully sprinklered. Sufficient staff and guest parking bays – many of them covered with shade cloth. A range of loading doors – most of them under canopies. This stand-alone property has its own entrance and facilities for a manned guard at the main gate. <b>Parow Industria.</b>	60
12,290	Majority of this multi-storey building is on the ground floor. Huge power supply. Landlord will refurbish extensively for the right tenant. Excellent value-for-money. Close to all forms of public transport. <b>Goodwood.</b>	35
20,000	Site available for development to tenant's specifications. Large, modern warehousing with excellent height. Will conform to all latest fire regulations. Completion anticipated December 2017. <b>Brackenfell.</b>	75

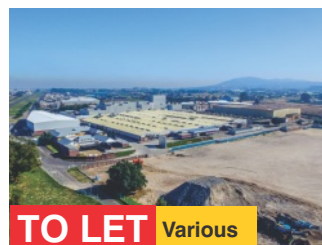
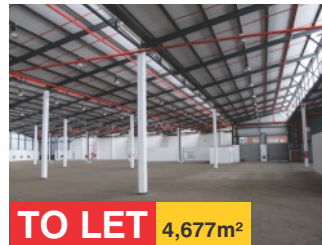
## PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



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.



# PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



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.



## THINGS TO THINK ABOUT BEFORE YOU SIGN THAT NEW LEASE...

- What exactly are you renting? Factory/warehouse, offices, yard areas, etc
- Are any areas shared with other users? (eg. common yard areas)
- Rentable area of the premises.
- Exact use of the premises.
- Date of occupation of the premises.
- Lease start date.
- Length of lease.
- Lease end date.
- Annual rental escalation.
- Deposit required.
- Renewal period and terms and date to comply with in order for renewal to be valid.
- Initial rental. (excl. VAT)
- Other initial costs that are for your account? (eg. security, operating costs)
- How/when do these costs escalate?
- How are the consumption charges (electricity, water, sewerage, refuse etc) calculated and billed?
- Suretyships and guarantees?
- Any special/additional requirements you need to raise or request?
- Have you got all the relevant FICA documentation for the company/legal entity required by the landlord?
- Are you comfortable with consenting to a credit check by the agent or landlord?
- Resolutions when companies or trusts are the legal entities.
- What are the lease/administration costs for drawing up the lease? Who pays for these?

## AND SOME OF THE PRACTICAL ASPECTS...

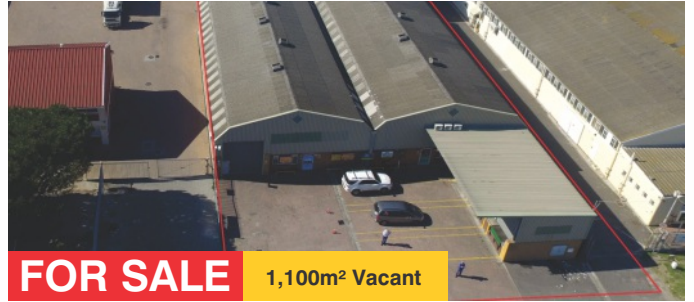
- Power requirements.
- Height/stacking requirements.
- Fire regulation compliance (eg. sprinkler systems etc)
- Insurances.
- Loading, parking, paving, turning circle requirements.
- Flooring and lighting.
- Staff facilities.
- Timing of move from previous premises.
- Clean up of previous premises.

For further information contact Epping Property.

**Tel: 021 531 0448 / 021 531 0026 | [www.eppingproperty.co.za](http://www.eppingproperty.co.za)**



# PROPERTIES FOR SALE





## ESSENTIAL THINGS TO CHECK BEFORE BUYING A COMMERCIAL, RETAIL OR INDUSTRIAL PROPERTY

This list is not meant to be all inclusive; we could write an encyclopaedia! It is merely a starting point. Sometimes, over analysis can lead to you not going ahead with the transaction.

For detailed version of this article, visit

<http://www.eppingproperty.co.za/industrial-and-commercial-property-purchase-checklist>

**Property name** \_\_\_\_\_

**Address of property** \_\_\_\_\_

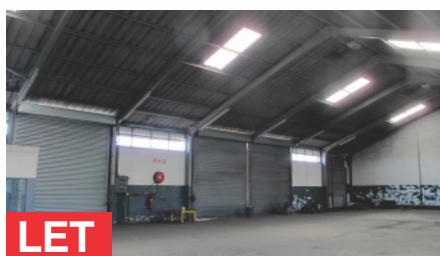
- ☐ Site evaluation, plans, servitudes, etc.
- ☐ Detailed land and building inspection.
- ☐ Soil and subsurface conditions.
- ☐ Plans for buildings/property. Check legal boundaries.
- ☐ Town planning information and permitted usages for property. Future road-widening plans?
- ☐ Correct seller information (including VAT or Transfer Duty payable).
- ☐ Municipal Valuation and copy of latest municipal bill.
- ☐ Quantify building insurances and any insurability issues.
- ☐ Availability of water, electricity, etc. How are they charged? Compliance certificates?
- ☐ Does the building comply with current fire regulations? Sprinkler system?
- ☐ Accessibility.
- ☐ Any environmental considerations such as asbestos and/or soil contamination?
- ☐ Full detailed tenancy schedule (if applicable). Arrears? Copies of latest rent statements.
- ☐ Full expenses schedule for first year of ownership.
- ☐ Any service contracts over the property?
- ☐ Staff relating specifically to the property?
- ☐ Legal structure of the proposed transaction and the commercial property finance.

For further information contact Epping Property.

**Tel: 021 531 0448 / 021 531 0026 | [www.eppingproperty.co.za](http://www.eppingproperty.co.za)**



# RECENT SUCCESSFUL TRANSACTIONS BY EPPING PROPERTY





## RECENT LETTINGS IN EPPING

PROPERTY	m <sup>2</sup>	RENTAL R/m <sup>2</sup>
Viking Business Place	100	R 63.00
Gunners Factory Park	262	R 44.50
Mail Street, WP Park	265	R 44.00
Christian Ave, Malleon Park	300	R 40.00
Benbow Ave	445	R 42.00
11a Dacres Ave	960	R 34.00
14 Dacres Ave	2,350	R 37.00
6 Nourse Ave	2,050	R 36.00
24 Gunners Circle	3,169	R 46.00
Greenfield Industrial Park, Airport Industria	3,500	R 60.00
11 Dacres Ave	4,500	R 34.00
13 Benbow Ave	6,400	R 42.00
Benbow Ave	8,700	R 34.00
5 Fitzmaurice Ave	8,900	R 38.50

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.

## PROPERTIES FOR SALE

DESCRIPTION	PRICE (R)
Industrial sites available for sale within a security park in Bellville. Sizes range from 4,400m <sup>2</sup> to 18,000m <sup>2</sup> . Transfer 2017.	From 1,100/m <sup>2</sup>
Industrial unit in well-run sectional title business park. Tenant with short-term lease in place. 342m <sup>2</sup> unit. Large yard area. High roller shutter door.	1,600,000
Industrial unit in small, secure, neat sectional title park. 308m <sup>2</sup> excludes extensive mezzanine space.	2,300,000
1,300m <sup>2</sup> factory on a site of 3,700m <sup>2</sup> .	5,500,000
Modern stand-alone industrial building. 855m <sup>2</sup> excludes lots of mezzanine space. One roller shutter door.	5,800,000
1,100m <sup>2</sup> of stand-alone building. Raised and on-grade loading. Various loading doors. Excellent location.	6,500,000
1,229m <sup>2</sup> factory with 600 Amps of power.	7,000,000
Four tenanted factories. Recently refurbished investment property. Excellent low risk rental return.	9,000,000
Multi-tenanted complex for sale. Investment purchase.	15,700,000
8,916m <sup>2</sup> vacant land for sale in the heart of Epping.	17,832,000
5,696m <sup>2</sup> factory includes large mezzanine. New roof. Large power supply. Limited yard area.	21,000,000
14,300m <sup>2</sup> factory space over three floors. Most space is on ground level. Huge power supply. Excellent value for money.	26,000,000
7,400m <sup>2</sup> warehouse currently occupied. Lease expires in 2016.	28,000,000
Well located, multi-tenanted industrial complex. Suitable for property investor seeking good income streams.	35,000,000
27,730m <sup>2</sup> site. Excellent accessible location.	45,000,000

## EPPING PROPERTIES SOLD AND TRANSFERRED IN THE LAST YEAR

Erf SIZE (m <sup>2</sup> )	ADDRESS	PRICE (R)
168	Section 5, Swift Park - Sectional Title	730,000
2,582	33 Packer Ave	3,600,000
2,418	7 Moody Ave	4,800,000
2,593	41 Packer Ave	6,000,000
3,298	27 Moody Ave	8,400,000
8,095	31 Moody Ave	10,662,500
4,100	16 Dacres Ave	11,200,000
2,771	104 Bofors Circle - Sectional Title	14,000,000
8,107	6 Dacres Ave	16,220,000

Erf SIZE (m <sup>2</sup> )	ADDRESS	PRICE (R)
8,633	6 Christian Ave	17,000,000
9,904	22 Bertie Ave	18,750,000
14,198	25 Moorsom Ave	23,426,700
13,048	32 Benbow Ave	31,620,000
19,619	85 Bofors Circle	35,340,000
17,925	1 Moorsom Ave	43,575,000
22,350	118 Bofors Circle	45,000,000
13,736	9 Moorsom Ave	49,223,090
76,529	123 Bofors Circle	102,600,000

(Statistics by [eppingproperty.co.za](http://eppingproperty.co.za))

# WHY BUSINESSES LIKE NEW INDUSTRIAL BUILDINGS BUILT TO THEIR SPECIFICATIONS

In recent years around South Africa, a large number of new industrial warehouses and factories have been built by businesses and landlords for tenants.

New industrial buildings typically are much higher/taller than older buildings and hence the use of the full vertical area of the building. The higher R/m<sup>2</sup> (square metre) rental of the new building in many cases translates into a lower R/m<sup>3</sup> (cubic metre).

A business owner can specify what configuration they would like up front, thus allowing for more efficient usage of floor space. Businesses can also plan ahead as most buildings take about eight months to complete.

Most modern buildings have structural benefits such as less columns, allowing for greater flexibility and higher productivity of their space over time. High specification, super flat floors offer better safety standards and less wear and tear on forklifts.

Adhere to latest fire regulations. Modern security systems. They all are built with ultra modern security systems and strictly adhere to the latest fire regulations. Many have yard areas and loading bays that have been specifically designed with large trucks in mind.

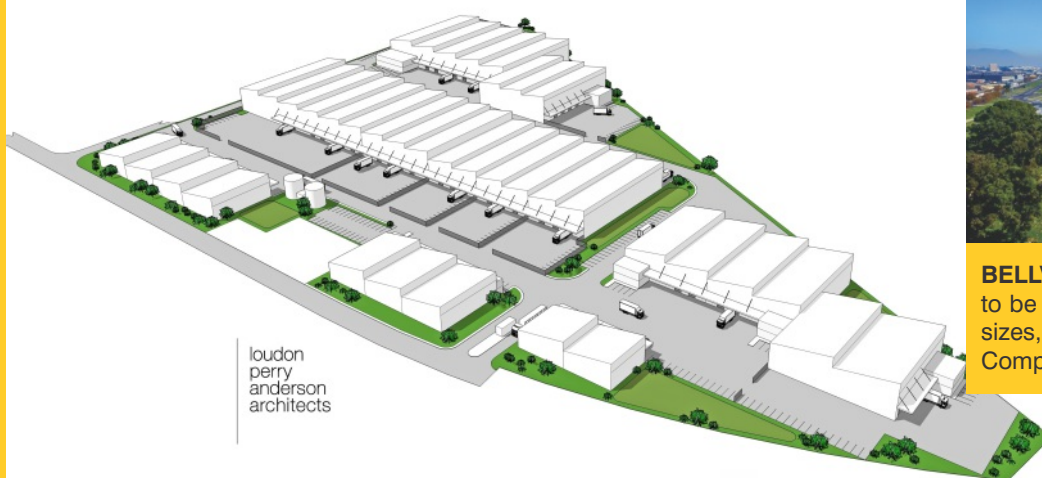
Many have:

- Large amounts of natural lighting to lower electricity costs
- Energy efficient lighting to further reduce consumption costs.
- Reduced water wastage and hence less water usage.
- Reduced temperature control costs.
- Provision for solar energy installations.

Today's builders use modern, environmentally-sensitive materials. In many cases these materials also last longer than their older, out-dated predecessors.

Modern buildings include appealing, healthier staff areas aimed at improving the quality of work life. This contributes to lower staff turnovers and higher productivity.

Contact us to discuss options and locations for a new development in the central industrial areas of Cape Town.



**BELLVILLE SOUTH** - A total of **32,000m<sup>2</sup>** to be built and available for rent. Various sizes, many with their own yard areas. Completion late 2017.



**Land for sale fronting R300**



**1,500m<sup>2</sup> to be built in Ndabeni - for rent.**



**9,000m<sup>2</sup> to be built in Epping - for rent**



**15,000m<sup>2</sup> site to be developed for a suitable tenant.**





**2,500m<sup>2</sup>/4,500m<sup>2</sup> to be built in Epping - for rent**



**6,000m<sup>2</sup> Warehouse to be developed in Airport Industria for a tenant**

## EPHING INDUSTRIAL PROPERTY INDEX

The latest Epping Industrial Property Index has been released using the most comprehensive and up-to-date statistics for the 1st quarter of 2016 (Q1). The amount of space available for rent has decreased slightly. The average weighted asking rentals have gone up to R46.80/m<sup>2</sup> gross, plus VAT. This is due to some new large spaces available on buildings currently being built or due to be constructed shortly – these buildings will be of the very highest specifications and hence the higher asking rentals. The average size premises available to rent has also decreased marginally.

The number of smaller spaces available is very low; tenants seeking smaller premises to rent are struggling to find something suitable. These statistics back up what is happening “on the ground” in the industrial market. There is now a significant shortage of properties to rent, particularly in the better, larger, more modern buildings. For the first time in a while, developers have started building warehouses “on spec” – hence, before they have found a tenant. The amount of vacant space available to rent indicates a vacancy factor of less than 4,5%, which is classified as very low. These statistics show the continuing confidence medium and large businesses have in Epping Industria – 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 entire 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. Epping Property is the only company to have surveyed the actual built industrial spaces in the whole of Epping. We have measured the total square metres available to rent, thus making our statistics the most accurate available.*

### EPHING INDUSTRIAL PROPERTY INDEX



EPHING PROPERTY





