



# EPPING PROPERTY

No.1 for Industry in the Western Cape



## INDUSTRIAL PROPERTY SPECIALISTS

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

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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 <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 the warehouse portion. Appealing park environment with 24-hour security. Parking right outside the front door. Perfect for conversion to offices.	76
175	Choose your unit in this new concept business park. Close to public transport. 24-hour security. All business services available. Close to Jakes Gerwel Drive. Landlord will try to assist in the same portfolio if you grow out of this space.	90
175	Newly-built unit in secure industrial park. Completion July 2018.	60
245	Industrial unit with reception and offices, mezzanine or single-level warehouse space. Well-managed business park. 24-hour security included in the price. Close to public transport.	55
300	Neat factory in well-run, secure business park. Good height. Separate reception/office plus mezzanine level.	52
356	Epping 1 unit available in secure industrial park. 24-hour security. 80 Amps power. Large roller shutter door. Ground floor and upstairs offices.	47
415	Modern, light warehouse/factory available in Epping 2. Sought-after complex, non-asbestos roofing. Large roller shutter door.	55
495	Newly-renovated unit in private business park. Good value for money. One roller shutter door.	50
550	Newly-built warehouse and offices. This unit is of modern construction and suitable for food handling or production. Excellent central yard area. Good height. Well-managed, privately-owned park. Completion February 2019.	65
555	A-Grade warehousing suitable for company seeking high, safe stacking. Stand-alone and ample parking and private yard area.	65
568	Unit in modern, sectional title business park. 24-hour security included in rental. Low tenant turnover due to excellent working environment.	55
750	Brand new development. Fully sprinklered. Solar power available with 3 boreholes and roof-water harvesting, the ultimate in off-grid, green certification. Top quality specifications in this new, neat park. If new is what you want, these are your premises.	63
900	Functional premises in small, private complex. Good light and power. Perfect for a manufacturing/production company.	46
948	Good, clean, high warehouse unit. Excellent value for money. 24-hour security included in the rental. Close to the R300 and N1 in <b>Bellville South</b> .	46
1,004	The best 1,000m <sup>2</sup> property available in the central industrial areas. Good height, private yard and A-Grade office component. This property is available immediately.	67
1,079	Brand new unit in modern, well-designed park. 24-hour security. Dynamic design with excellent vehicle access. Progressive, caring landlord. New premises don't get better than this! <b>Parow Industria</b> .	59
1,156	Business unit in established park. Landlord is a large listed company. <b>Airport Industria</b> .	46
1,185	Unit in new business park. High floor-to-ceiling heights. Top quality finishes. <b>Parow Industria</b> .	68
1,225	Newly-renovated business premises with outstanding finishes. Well-managed facility with attentive owners.	55
1,330	Affordable premises close to Jakes Gerwel Drive, the N2 and N1. Private landlord, keen to assist tenants with their installations.	50
1,357	Modern, stand-alone premises. Good height, private yard, close to small shopping precinct. Two large roller shutter doors. A-Grade, airconditioned offices.	65
1,423	Warehouse in popular Western Province Park. Own entrance. Landlord prepared to assist with relocation planning. <b>WP Park</b> .	55
1,500	Functional warehouse/factory space. Excellent, central yard area, suitable for interlink deliveries.	50
1,500	New development. Construction to begin in late 2018. Complete modern specifications. Private landlord.	70
1,500	Brand new development. Fully sprinklered. Suitable for green certification. Would suit companies that don't use interlink trucks. Loads of natural light. Top-quality specifications in this new, neat park. Excellent working environment.	63
1,575	Newly-completed development. These are the best premises you will find in the marketplace. High, sprinkled, raised and on-grade loading at front and rear of building. Lots of natural light into the warehouse. Airconditioned offices. Close to popular retail and food production areas. <b>Ndabeni</b> .	72
1,581	Dual entrances from front and rear. Good amount of power available. 5.5m height to the eaves. 24-hour security. Premises available at short notice. Good signage opportunity – no-one will ever miss your business in this location!	49
1,600	State-of-the-art logistics premises. Raised and on-grade loading. 12m+ to the eaves. High specification flooring. You may be able to negotiate to include the racking in the rental.	75
1,719	Stand-alone premises in excellent condition. Large A-Grade office component, suitable for a full management and sales department. All offices are airconditioned. Private fenced yard and parking area. Raised loading.	70
1,912	Secure, niche industrial area. Three roller shutter doors service these modern, stand-alone premises. Well located in Thornton Industrial. Good staff parking facilities. Close to all amenities and major routes.	65
1,987	Popular, affordable, secure business park with low turnover. Good central yard areas and outstanding security. <b>Elsies River</b> .	50
2,000	Great exposure, close to national tenants. Would suit a company looking for mainly storage space. Limited yard area. <b>Parow Industria</b> .	40
2,330	Well positioned in one of the only locations in Epping with full commercial zoning. Ideal for cash-and-carry operation.	55
2,854	One of the few affordable properties in this size range with very good visibility.	48
2,880	Good value-for-money premises in Epping 1. Large covered loading area excluded from rentable area. Interlink-friendly. Close to all forms of public transport.	45

*This list is up-to-date at the time of going to press.*

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

RENTABLE AREA (m <sup>2</sup> )	DESCRIPTION	ASKING RENTAL (R/m <sup>2</sup> )
3,000	Rent this entire new warehouse and create a truly upmarket image for your business. Landlord is prepared to customise the premises if done while building in progress. Completion is expected early 2019.	70
3,073	Well-located building in Epping 1. Good access to Jan Smuts Drive. Great visibility.	45
3,140	Double-storey warehouse space. Two floors, each 1,500m <sup>2</sup> . Two separate goods lifts to upper floors. Excellent value for money.	43
3,334	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.	63
3,500	Award-winning institutional landlord is developing a secure business/industrial/warehouse park that will offer the very latest and best features. Designed by the top architect who designed Greenfield Industrial Park at Airport Industria. Sizes can be joined to offer additional space. Completion expected in late 2018. <b>Bellville South.</b>	74
4,642	Prime, new warehouse facility close to completion. Roof heights to 15 metres available. High power available. <b>Atlantic Hills.</b>	65
4,800	High warehouse to let in Epping Industria. Good floor-to-ceiling height of 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 allowing quick access to all parts of greater Cape Town. Close to public transport.	47
5,335	Prime premises available towards the third quarter of 2019. Very good eaves height. Lots of loading options and space for large trucks to turn.	52
5,400	Set in a secure park, these premises have it all – power, height, sprinkled, various loading doors and 24-hour security. Occupation by negotiation. This size premises is in very short supply at the moment.	46
5,500	Two adjoining warehouses to be let as one. Lots of paved yard area. Generous office area and selection of raised, on-grade ramp loading.	50
5,827	Prime, new warehouse facility close to completion. <b>Atlantic Hills.</b>	68
6,700	Award-winning institutional landlord is developing a secure business/industrial/warehouse park that will offer the very latest and best features. Designed by the top architect who designed Greenfield Industrial Park at Airport Industria. Sizes can be joined to offer additional space. Completion expected in late 2018. <b>Bellville South.</b>	72
7,906	Large established property for rent. Good power supply. Landlord prepared to make improvements and alterations for the right tenant.	45
9,000	Set on a very large erf, this warehouse would suit a company wanting good warehouse/factory space as well as lots of paved yard areas. Modern (non-asbestos) roofing. Would suit a large logistics firm very well. 2,000Kva power supply. Solar power supply for admin areas, off-grid water supply for staff consumption.	50
9,099	Large logistics warehouse. <b>Airport Industria.</b>	65
13,584	Brand new, state-of-the-art warehouse. Construction to begin shortly with completion early 2019. This building will have all the features modern warehouse companies could wish for.	75
13,726	Fully sprinklered. Good, open warehouse. 9m to eaves. 800 Amps power.	50
14,290	The 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>	45
14,668	Modern logistics warehouse with a yard specifically designed for interlink flow. Suitable for national or international tenant. Prime visible location. Roof height 12m+ to the eaves. Fully sprinklered. Sufficient staff and guest parking bays – many of them covered with shade cloth. A range of loading doors service the premises – most of them under canopies. This stand-alone property has its own entrance and facilities for a manned guard at the main gate. Under construction with completion expected around end 2018.	75
17,000	Prime, high warehouse space. Fully sprinklered. Subdivisible. <b>Airport Industria.</b>	66
20,000	Site available for development to tenant's specifications. Large, modern warehousing with excellent height. Will conform to all the latest fire regulations. Completion anticipated around December 2019. <b>R300.</b>	80

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# 30 IMPORTANT FACTORS TO CONSIDER BEFORE YOU SIGN THAT NEW LEASE...

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

## INCLUDING SOME OF THE PRACTICAL ASPECTS...

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

For further information contact Epping Property or visit our website.

Tel: 021 531 0448 / 021 531 0026 / 021 531 5966

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# PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



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## RECENT SUCCESSFUL TRANSACTIONS BY EPPING PROPERTY



*We have concluded many more transactions in the last year, but are limited for space so have only included a few in this newsletter.*

## RECENT LETTINGS IN EPPING

PROPERTY	(m <sup>2</sup> )	RENTAL (R/m <sup>2</sup> )
Viking Business Place	100	R 73.00
Viking Business Place	200	R 65.00
Moody Ave, Epping 1	465	R 40.00
Giant Park 3, Cochrane Ave	730	R 38.00
Losack Ave, Epping 2	780	R 40.00
7 Hawkins Ave, Epping 1	800	R 40.00
28 Thor Circle, Thornton	820	R 50.00
Giant Park 2, Cochrane Ave	997	R 35.50
99 Bofors Circle	1,090	R 45.00
Omupark, Elliot Ave, Epping 2	1,829	R 50.00
Thor Circle, Thornton	1,920	R 55.00
Giant Park 3, Cochrane Ave	2,389	R 38.00
25 Kinghall Ave, Epping 2	2,501	R 47.00
Ikhwezi Park, Fitzmaurice Ave	5,666	R 62.00
1 Bofors Circle, Epping 2	13,600	R 34.50

## PROPERTIES FOR SALE IN EPPING AND THE CENTRAL INDUSTRIAL AREAS

DESCRIPTION	PRICE (R)
Several industrial sites available for sale. On R300. On an interchange that offers both north and south access to R300. Various sizes available - small, large and huge. Site is in the process of being re-zoned. Anticipated transfer is towards the end of 2019.	From 1,500/m <sup>2</sup>
Land for sale in new industrial estate. Good access to all road systems in Cape Town.	From 1,500/m <sup>2</sup>
Various 175m <sup>2</sup> units in park to be sectionalised. Rent now with an option to buy.	1,400,000
Industrial unit in well-run sectional title business park. Tenant with short-term lease in place. 220m <sup>2</sup> unit. Large yard area. High roller shutter door.	1,500,000
Industrial unit in well-run, secure, neat sectional title park. 570m <sup>2</sup> .	3,800,000
A 3,524m <sup>2</sup> stand alone property in the heart of Epping.	18,000,000
Entire building of 4,632m <sup>2</sup> . 1,732m <sup>2</sup> under long lease. Balance on short leases.	22,000,000
Industrial site of 11,657m <sup>2</sup> . Old buildings to be demolished. Prime, visible location.	23,314,000
A 9,000m <sup>2</sup> building on a large site. Big yard areas. Excess land. Non-asbestos roofs. Excellent condition.	50,000,000
A 10,000m <sup>2</sup> building. New modern roof. Fully sprinklered. Good amount of power.	60,000,000
A 13,000m <sup>2</sup> building on a large stand.	85,000,000

*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.*

## PROPERTIES SOLD AND TRANSFERRED IN EPPING DURING 2017

Erf SIZE (m <sup>2</sup> )	ADDRESS	PRICE (R)
144	Section 4, Axe Industrial Park, Evans Ave	550,000
197	Section 10, Axe Industrial Park, Evans Ave	950,000
189	Section 7, Axe Industrial Park, Evans Ave	1,050,000
207	Section 1, Axe Industrial Park, Evans Ave	1,475,000
262	Section 9, Axe Industrial Park, Evans Ave	1,575,000
508	Section 3, Trippessa Park, Bofors Circle	2,600,000
509	Section 4, Trippessa Park, Bofors Circle	2,600,000
633	Section 6, Trippessa Park, Bofors Circle	3,165,000

Erf SIZE (m <sup>2</sup> )	ADDRESS	PRICE (R)
1,886	Section 2, Star Building, 39 Bofors Circle	5,500,000
5,380	29 Nourse Ave	16,062,600
12,805	15 Cochrane Ave	20,000,000
9,186	10 Packer Ave	24,300,000
5,934	17 Bofors Circle	24,510,000
17,277	12 Nourse Ave	34,000,000
49,519	18-24 Cochrane Ave	46,000,000
16,359	27 Losack Ave	50,000,000

*(Statistics accessed from eppingproperty.co.za)*

## RECENT SUCCESSFUL TRANSACTIONS BY EPPING PROPERTY



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# PROPERTIES FOR SALE IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



## NEW DEVELOPMENTS TO LET/FOR SALE



# STEP BY STEP PROPERTY PURCHASE CHECKLIST FOR INDUSTRIAL PROPERTY

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

For a detailed version of this article, please visit:

<https://www.eppingproperty.co.za/property-purchase-checklist-for-industrial-property>

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

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

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

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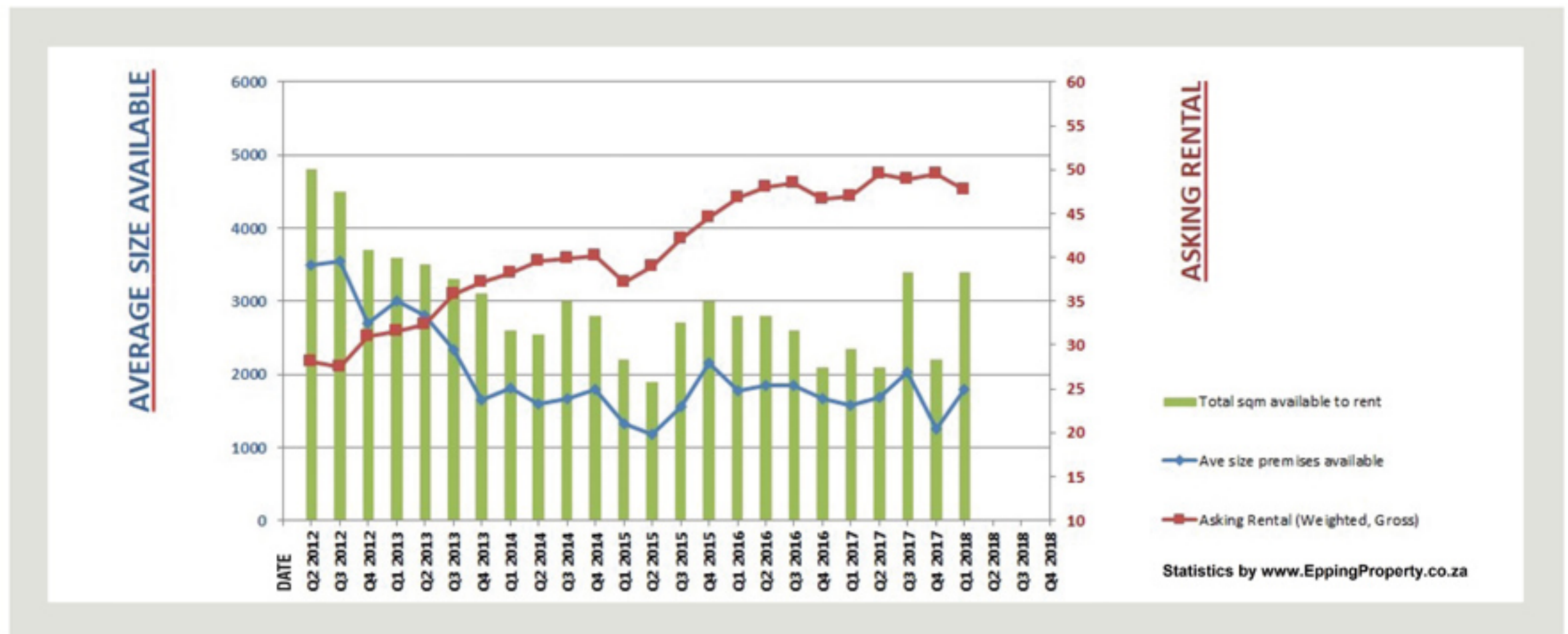




# EPHING INDUSTRIAL PROPERTY INDEX

The industrial property sector in Cape Town has performed well for the last two years. However, the most recent quarters of the Epping Industrial Property Index show that the industrial property sector may finally be slowing. Is this a slowing of the resilient Western Cape economy, or is this merely the Western Cape falling back in line with the rest of South Africa? Businesses in Cape Town seeking premises have had very few alternatives to consider in recent times. This slow-down may be starting to translate into a greater choice of premises to rent. Is this the start of a slower growth cycle in the Western Cape?

The latest Epping Industrial Property Index (2018\_Q1) confirms that the amount of space available for rent has, once again, started to rise.



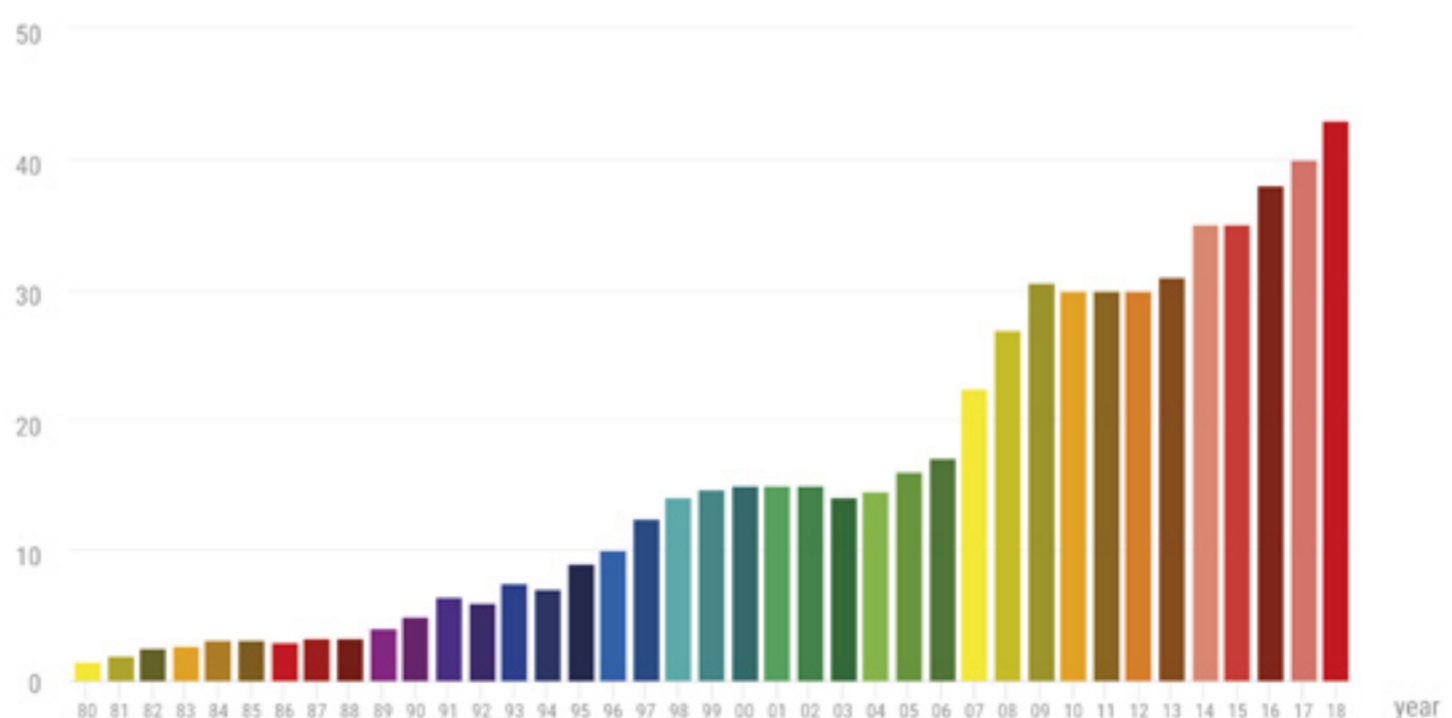
## INDUSTRIAL RENTAL - HOW IT'S GROWN OVER THE LAST 38 YEARS!

During lease negotiations, landlords and tenants often discuss the average growth in rentals over time. Short growth periods, stagnant growth periods or sudden downturns can sometimes skew your idea of long-term trends. Epping Property has analysed the historical data for industrial rentals in Epping Industria in Cape Town. The rentals in Epping Industria are viewed as a good sample of average long-term rentals in Cape Town. Looking at the graph above, periods of low-growth and/or periods of high-growth can significantly influence shorter-term trends. The long-term growth tendencies are nonetheless apparent.

Knowing precisely what market rentals are, is an essential part of all rental negotiations. While the above rentals indicate the general trend, you should be mindful that each set of industrial premises has different attributes. Therefore, each and every premises will have different market rentals at any point in time. For this reason, we recommend that you keep in close contact with a specialised industrial property broker, who can give you an accurate assessment of the correct current market rental of a particular premises.

### Growth in industrial rentals in Cape Town:

- 9.23% per annum compounded.  
 Long-term growth in industrial rentals in Cape Town for the last 38 years.
- 12.76% per annum compounded.  
 Growth of industrial rentals during the "higher inflation" era of 1980 to 1999.
- 5.81% per annum compounded.  
 Growth of industrial rentals during the "lower inflation" era of 1999 to 2018.
- 8.04% per annum compounded.  
 Growth of industrial rentals during the last 12 years – 2006 to 2018.



R/m<sup>2</sup> (Rand/square Metre) Gross Rentals  
 All rentals exclude VAT.

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

# 15 BENEFITS OF LOCATING YOUR BUSINESS IN EPPING INDUSTRIALIA

**01**

**Epping Industria is the most central business location in Cape Town**



**02**

**Access to most of the major roadways and transport links in Cape Peninsula**



**03**

**Lower cost of logistics as a result of the central location**



**04**

**Close to Cape Town International Airport**



**05**

**Close to the Port of Cape Town**



**06**

**Less traffic congestion than most other large industrial areas**



**07**

**Wide roads offer good access to all forms of large trucks**



**08**

**Proximity to all forms of public transport (bus, train and taxi)**



**09**

**24-hour security in the whole of Epping Industria with camera surveillance**



**10**

**Good availability of power for businesses**



**11**

**Efficient and active Epping Community Improvement District (Epping CID)**



**12**

**Practical and well-rehearsed disaster management plan (fire and others)**



**13**

**Close, quick and efficient service by Epping Property Brokers**



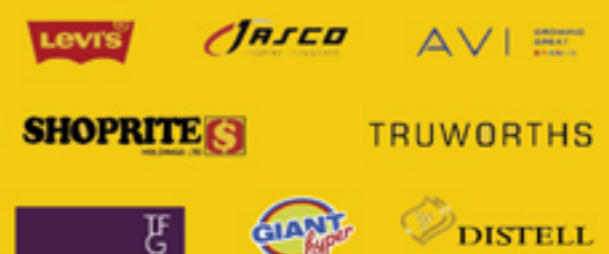
**14**

**Cost-effective property prices and lower comparative rentals, good value for money**



**15**

**In good company with many of SA's leading businesses**



# WHY BUSINESSES LIKE NEW INDUSTRIAL BUILDINGS BUILT TO THEIR SPECIFICATIONS

Around South Africa, in recent years, a large number of new industrial warehouses and factories have been built by businesses, and by landlords for tenants. New industrial buildings typically are much higher/taller than older buildings and make use of the full vertical area of the structure. Due to the height, the higher R/m<sup>2</sup> (square metre) rental of the new building often translates to a lower R/m<sup>3</sup> (cubic metre). A business can specify upfront what configuration it would like the building to be, 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 the space over time. New, high-specification, super flat floors offer better safety standards and less wear-and-tear on forklifts. New buildings adhere to the latest fire regulations and have modern security systems. Yard areas and loading bays are designed with large modern trucks in mind. Modern buildings also provide for reduced energy costs of various utilities.

## Many new buildings have:

- Large amounts of natural lighting that also results in lower lighting costs.
- Energy efficient lighting, lower lighting costs.
- Reduced water wastage, hence less water usage.
- Reduced temperature control costs.
- Provision for solar energy installations.
- Used modern, environmentally-sensitive materials, that will last longer than their older, out-dated predecessors.
- An appealing healthy environment for staff, that results in better productivity, lower staff turnover and improved quality of life.

Contact Epping Property for a discussion on the options and locations for a new development in the central industrial areas of Cape Town.

## THE BENEFITS OF 'GREEN' INDUSTRIAL BUILDINGS

### TENANT BENEFITS:

- Lower operating costs (lower cost of occupancy), as the landlord has already installed energy and water efficient fixtures and fittings.
- Enhanced corporate image.
- Reduced liability and risks to your business operation.
- Improved workspace for staff (thermal comfort, daylight, fresh air, acoustics).
- Green breakaway spaces for staff.
- Healthier environment for staff.
- Cyclist facilities (secure bike racks, showers, changing rooms and lockers), which encourage staff to cycle to work or to exercise from work.
- Improved staff productivity.
- Improved business productivity.
- Onsite recycling facilities.
- Likelihood of remaining in the premises for longer, leading to cost savings for the business.

### LANDLORD BENEFITS:

- Lower operating costs (lower cost of occupancy) due to all the sustainable fixtures and fittings installed.
- Higher returns on assets and increased property values.
- Enhanced marketability and image of the property.
- Ability to attract the best tenants, and to secure tenants more quickly.
- Better tenant retention and lower tenant turnover.
- Reduced liability and overall business risk.
- Amenities brought onsite.
- Onsite recycling facilities.
- Brand mileage – buildings can showcase your sustainability credentials and values.
- Increase workplace sustainability, which is good for the environment and everyone in it.



# WE CATER FOR ALL YOUR INDUSTRIAL PROPERTY MATTERS IN ALL THE CENTRAL INDUSTRIAL AREAS OF CAPE TOWN



Visit the Epping Property website  
[www.eppingproperty.co.za](http://www.eppingproperty.co.za)  
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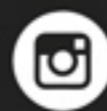
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