



EPPING PROPERTY

No.1 for Industry in the Western Cape



TO LET 1,005m²



Newly built with a modern yet functional design. Loads of natural light to reduce electricity costs. Two separate gates: one for undercover parking and office entrance, and the other for the warehouse. Also eight undercover parking bays (plus two tandem bays).

Asking rental R65,325/month (R65/m²)



TO LET 2,660m²

Modern, high warehouse in Epping Industria. Fully sprinklered, stand-alone building. Pricing includes 24-hour perimeter security and full racking. A top quality logistics facility.

Asking rental R172,900/month (R65/m²)



TO LET 3,685m²



Good value for this free-standing property. Warehousing plus offices. An additional mezzanine is not included in the rentable area. No extra rental will be charged for this. The majority of the offices are air-conditioned. Large number of staff parking bays, plus six under-cover bays.

Asking rental R165,825/month (R45/m²)



TO LET 5,335m²



Large, high (12m) warehouse/factory facility. Fully sprinklered. Main warehouse is 4,696m². Offices and staff ablutions total 639m². Canopy space of 101m². 55 parking bays. Three dock levellers. Separate dispatch and receiving areas. About 2,000m² yard space with excellent interlink truck access.

Asking rental R293,425/month (R55/m²)

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 ²)	DESCRIPTION	ASKING RENTAL (R/m ²)
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. Also perfect for offices. Thornton Industrial.	77
165	Brand new unit with double-volume warehouse. Office built to specification. 24-hour security park in Epping 1, conveniently situated close to Viking Way and Jakes Gerwel Drive. Landlord is willing to assist in the same portfolio if you grow out of this space.	70
210	Newly-painted unit in a well-run, small industrial park with 24-hour security. High roller shutter door, reception area, upstairs office and shower complement the unit.	55
280	Exceptional unit with own entrance, high roller shutter door, tiled reception area and guest toilet. Three offices with one overlooking the warehouse. Plenty of parking. WP Park.	60
301	Modern design, warehouse/factory unit in a popular secure park in Epping 2. Close to Viking Way. Non-asbestos roofing, good height. Large roller shutter door.	51
390	Corner unit close to Jakes Gerwel Drive and train station. High warehouse portion with upstairs and downstairs offices. 24-hour security park.	49
445	Upmarket, modern industrial park. Very neat, clean unit with large reception area, upstairs offices, 12-hour security and ample guest parking in Epping 1.	65
492	Neat warehouse with well run, 24-hour security park. Non-asbestos roof. Upstairs offices overlooking warehouse. High roller shutter door.	60
570	Unit in modern, sectional title business park. 24-hour security included in the rental. Low tenant turnover due to excellent working environment.	55
605	Neat, light unit with high roller shutter door. Offices look into warehouse. 24-hour security park in Epping 2.	50
648	Good unit with three-phase power. Close to Bonteheuwel train station in Epping 2. Reasonably priced.	41
681	Well-located in one of the only locations in Epping with full commercial zoning. Ideal for cash-and-carry operation as well as visible warehousing. Excellent signage capability.	65
716	Neat warehouse with plenty of office space. Conveniently situated close to the train station in Epping 2.	50
760	Upmarket industrial unit with own yard, ample parking, large reception area, upstairs offices overlooking warehouse, Great location. Thornton Industrial.	60
990	Functional premises in a small, private complex. Good light and power. Perfect for a manufacturing/production company.	46
1,000	Fenced and paved site ready for occupation. WP Park.	20
1,005	Superior property available for a top end-client. This property has A-Grade offices and clean and neat warehousing. Thornton Industrial.	65
1,100	Set in a well-run, secure park, this property has ample power, good height and easy access to all main routes. Beaconvale.	55
1,172	Newly-completed unit in a modern, well-designed park. 24-hour security. Dynamic design with excellent vehicle access. Progressive, caring landlord. You don't get better new premises than this! Parow Industria.	70
1,244	Various sizes available at this landmark site. Very good value for money. Up to date sizes available.	55
1,350	Good value-for-money premises in Epping 1. Large covered loading area excluded from rentable area. Interlink truck friendly. Close to all forms of public transport.	50
1,423	Warehouse in popular park. Own entrance. Landlord prepared to assist with relocation planning. WP Park.	55
1,478	State-of-the-art warehouse in a well-run business park. National landlord. Ndabeni.	60
1,500	Brand new development. Fully sprinklered. Suitable for green certification. Would suit companies who don't use interlink trucks. Loads of natural light. Top-quality specifications in this new, neat park. Excellent working environment. WP Park.	72
1,625	Landlord will do extensive work for the right tenant.	55
1,810	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 miss your business in this location!	49
1,933	Secure, niche industrial area. Three roller shutter doors service these modern, stand-alone premises. Good staff parking facilities. Well located and close to all amenities and major routes. Thornton Industrial.	70
2,163	Secure warehouse in popular, safe business park.	75
2,288	Choose your specifications in this park, located in Epping 2. With ample power, ample yard and a new roof, this property offers exceptional value!	51
2,600	Brand new warehouse available from 1 July 2019. Situated in Cochrane Avenue, which is fast becoming <i>the</i> food node of Epping 1.	60
2,660	Probably the best warehouse solution of its size in Epping. Very good height and access, includes back-up generator and forklift charging bay. Features racking and in-rack sprinklers. A very simple plug-and-play for any warehousing client.	65
2,700	Large, affordable premises close to Connaught Road. Good office component. Beaconvale.	55
2,854	One of the few affordable properties in this size range with very good visibility.	54
3,000	Entire new warehouse that will create a truly upmarket image for your business. Landlord is prepared to customise the premises if deal is signed before building progresses much further. Completion expected in mid-2020. WP Park.	72
3,064	Affordable, high space. Serviced by a gantry. Parow Industria.	45
3,140	Double storey warehouse space. Two floors, each approx. 1,550m ² . Two separate goods lifts to upper floors. Excellent value for money.	45
3,334	Modern, secure warehouse in Epping Industria. Niche business park housing prominent companies - the best the marketplace has to offer! 24-hour security. High floor to ceiling heights, good loading facilities, lots of natural light and close to various forms of public transport.	62

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 the properties in your size category that are available to rent.

RENTABLE AREA (m ²)	DESCRIPTION	CLICK HERE	ASKING RENTAL (R/m ²)
3,500	Brand new development to the very best specifications possible - the 'greenest industry building' ever built in SA 24-hour security. 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 higher productivity. 12m to the eaves. Fully sprinklered. Airport Industria.		72
3,685	Great value in a good part of Epping. Landlord accommodate the right incoming tenant.		45
4,000	Large national landlord developing a state-of-the-art warehouse facility. All modern standards will apply. Completion anticipated end 2020.		80
4,139	Brand new development with all the best standards. Excellent access and yard area, as well as first-class office components. Bellville South.		72
4,183	Perfect property for a distribution business. Very large yard and many roller shutter doors.		60
4,456	Large, well-situated warehouse with many access doors. Would suit a distribution operation. Very reasonable rental. Parow Industria.		45
4,500	Great stand-alone property with excellent exposure. Ideal for a production business, or a warehousing operation.		52
4,642	Brand new development in a great location. The best possible standards have been applied, as well as a minimum height of 11m. Atlantic Hills.		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 giving quick access to all parts of greater Cape Town. Also close to public transport.		45
4,945	Property is made up of two sections, both equally well appointed. Includes a fire store, excellent health and safety measures and good height.		55
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. Ample power supply.		55
5,400	Set in a secure park, these premises have it all – power, height, sprinklered, various loading doors and 24-hour security. Occupation by negotiation.		47
5,827	Brand new greenfield development. The best possible standards have been applied, incling a minimum height of 11m. Atlantic Hills.		65
5,865	Set in the best part of the Ottery industrial area, this property would be perfect for warehousing and distribution. Close to Pick n Pay Hypermarket and Makro. Ottery.		53
6,055	Brand new development by a national landlord. No expense has been spared to create the very best, modern warehousing complex. Bellville South.		74
6,395	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 to reduce the need to keep the lights on. Fully sprinklered. Excellent property for businesses wanting good storage volume.		52
7,800	Located in the sought-after area of Ndabeni, this property has a huge power supply to suit an industrial tenant.		52
7,906	Large established property for rent. Good power supply. Landlord prepared to make improvements and alterations for the right tenant.		45
8,000	Large national landlord developing a state-of-the-art warehouse facility. All modern standards will apply.		80
8,264	Very large industrial property with extensive power supply. New roof, very large yard and situated at the end of a quiet cul-de-sac.		51
8,973	With many doors and good height, this property would be an ideal FMCG distribution centre.		54
9,993	Stand-alone property in a popular part of Epping. The landlord would be prepared to accommodate the right incoming tenant.		50
13,584	Brand new, state-of-the-art warehouse. Construction to begin shortly with completion in late 2020. Will have all the features modern warehouse companies could wish for.		75
14,290	Majority of this multi-storey building 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. Goodwood.		42
16,220	Modern award-winning logistics warehouse with a yard specifically designed for interlink flow. Suitable for a national or international tenant. Roof height is 12m+ to the eaves. Fully sprinklered. Huge concrete yard included in rental. Abundant parking facilities. 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 guard at the main gate.		60
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 2021. R300.		80

PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



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15 BENEFITS OF LOCATING YOUR BUSINESS IN EPPING INDUSTRIA



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



PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS

CLICK
HERE



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PROPERTIES FOR SALE IN EPPING AND THE CENTRAL INDUSTRIAL AREAS

CLICK
HERE



These are not all the properties we have for sale. Contact us for a complete, current list of the properties in your size category that are for sale.

21 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 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 administration costs for drawing up the lease? Who pays for these?

AND 9 PRACTICAL CONSIDERATIONS...

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

For further information contact us or visit our website.

021 531 0448 / 021 531 0026 / 021 531 5966

www.eppingproperty.co.za



RECENT SUCCESSFUL TRANSACTIONS BY EPPING PROPERTY



We have concluded many transactions in the last year, but due to space limitations have only included a few in this newsletter.

RECENT LETTINGS IN EPPING

PROPERTY	(m ²)	RENTAL (R/m ²)
Viking Business Place, Thornton	100	R 75.00
Unit 9, Giant Park 1, Cochrane Ave	202	R 60.00
Unit 28, Gunners Factory Park	360	R 52.00
Unit 1, Bofors Three Industrial Park	560	R 50.00
8 Moorsom Ave	677	R 40.00
28 Thor Circle	820	R 52.00
44 Thor Circle	1,287	R 55.00
4 Evans Ave	1,330	R 50.00
11 Kinghall Ave	1,450	R 69.00
118 Bofors Circle	1,581	R 47.00
24 Gunners Circle	2,789	R 45.00

PROPERTIES SOLD AND TRANSFERRED IN EPPING DURING 2018

(m ²)	ADDRESS	PRICE (R)
189	Section 7, Axe Industrial Park	1,400,000
207	Section 1, Axe Industrial Park	1,475,000
568	Section 2, Bofors Two Industrial Park	3,050,000
2,112	31 Packer Ave	7,700,000
6,066	18 Fisher Ave	11,800,000
11,320	13 Fisher Ave	29,500,000
12,128	4 Moorsom Ave	32,500,000
16,193	10 Goodenough Ave	35,000,000
36,193	Gunners Circle	180,000,000

(Statistics accessed from eppingproperty.co.za)

PROPERTIES FOR SALE IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



DESCRIPTION	PRICE (R)
Industrial sites available 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 rezoned. Anticipated transfer towards the end of 2020.	From 1,650/m ²
Land for sale in new industrial estate. Good access to all road systems in Cape Town.	From 1,650/m ²
492m ² sectional title unit in secure, well-run industrial park. Includes additional mezzanine areas.	3,250,000
490m ² unit in secure, well-run industrial park. Tenanted until at least the end of 2019.	3,250,000
1,000m ² paved, fenced site in good location in WP Park.	3,500,000
570m ² unit in secure, popular business park. Tenant is happy to sign new lease with the purchaser.	3,600,000
563m ² unit in secure, well-run industrial park. Larger than usual power supply. Two roller shutter doors.	3,700,000
1,289m ² unit in secure, well-run industrial park. Excellent value for money.	4,500,000
1,896m ² factory and offices. Stand-alone building.	9,450,000
Stand-alone building. Mainly double storey.	10,000,000
Busy foot-traffic location in Parow. Well-appointed, high 2,000m ² building.	11,500,000
Excellent power supply to this 2,400m ² property.	12,000,000
3,524m ² stand-alone property in the heart of Epping.	19,500,000
14,290m ² of factory space over three floors. Most space is on ground level. Huge power supply. Excellent value for money.	32,000,000
Industrial investment property, yielding 10% after all expenses. Good stable tenant profile.	29,000,000
Industrial property with a large paved yard area. Various loading doors. Raised and on-grade loading facilities.	32,000,000
5,860m ² warehouse with 22 loading doors. 400 Amps power. Height 5,8m to 7,6m. Near Ottery Hypermarket.	37,250,000
7,800m ² warehouse. 1,600 Amps power supply. Mostly sprinklered.	50,000,000
10,000m ² building. New modern roof. Fully sprinklered. Good amount of power.	58,000,000

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

RECENT SUCCESSFUL TRANSACTIONS BY EPPING PROPERTY



We have concluded many transactions in the last year, but due to space limitations have only included a few in this newsletter.

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.

For further information contact us or visit our website.

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www.eppingproperty.co.za



WE KNOW ALL THERE IS TO KNOW ABOUT THE CENTRAL INDUSTRIAL AREAS OF CAPE TOWN. WE'LL USE THAT KNOWLEDGE AND EXPERIENCE TO HELP YOU SOLVE ALL YOUR INDUSTRIAL PROPERTY NEEDS.



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