

# EPPING PROPERTY

*No.1 for industry in the Western Cape*



TO LET

4,388m<sup>2</sup>



TO LET

445m<sup>2</sup>



TO LET

525m<sup>2</sup>



TO LET

600m<sup>2</sup>



TO LET

1,600m<sup>2</sup>



TO LET

2,304m<sup>2</sup>



TO LET

2,830m<sup>2</sup>



FOR SALE

R35,000,000



TO LET

4,152m<sup>2</sup>



TO LET

17,768m<sup>2</sup>

## 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

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RENTABLE AREA (m²)	DESCRIPTION	ASKING RENTAL (R/m²)	WEBSITE PROPERTY ID
100	Industrial/ business unit in Thornton Industrial with office and roller shutter door. Option of a mezzanine level in the warehouse portion. Appealing, safe and secure environment with 24-hour security. Parking right outside the front door. Perfect for conversion to offices.	77	138
240	Industrial unit close to Cape Town Market. In the middle of the "food hub". Ideal for food-related businesses and retail.	65	167
256	Industrial unit with reception and offices, mezzanine or single-level warehouse space. Well-managed business park with 24-hour security included. Close to public transport and the Cape Town Market.	52	157
300	Functional unit in secure, popular business park in Epping 2.	55	206
340	Unit in privately-owned business park. Generous yard areas. Good truck access. Interlink friendly.	50	277
390	Close to Jakes Gerwel Drive and train station in Epping 1. Park with 24-hour security.	52	139
420	Good value-for-money unit. Would suit a business that doesn't rely on large trucks. Lots of power available on site.	44	
422	Upmarket offices in secure business park. Excellent visibility onto Jakes Gerwel Drive. Good parking. Quick access to major roads. Would suit medical or pharmaceutical distribution.	60	220
445	Upmarket, modern industrial park in Epping 1. Very neat, clean unit with large reception area, upstairs offices, 12-hour security and ample guest parking.	62	192
486	Warehouse and offices with large private yard area, two roller shutter doors, 24-hour security. Privately situated within industrial park. Great drive-through access.	65	195
525	Unit in popular park. Close to all forms of public transport. Manned boom at entrance with 24-hour security.	50	149
568	Unit in modern, sectional title business park. Good roof height. 24-hour security. Low tenant turnover due to excellent working environment.	55	137
572	Neat, high unit in privately-owned business park. One roller door. Modern construction and non-asbestos roofing. Available immediately.	61	128
600	Well-appointed, clean unit. Good security. Private yard area. Very good value.	46	146
710	Office unit in accessible location. Parking directly outside. Includes 300m² yard area. Can also be used for light warehousing.	60	183
716	Neat warehouse with plenty of office space. Conveniently-situated close to the train station in Epping 2.	48	158
780	Great, clean unit in small park. Excellent height for a unit this size with new offices. Large yard area. Interlink friendly.	50	224
800	Newly-renovated business park. Great yard area. Bright and cheerful modern space.	65	102
813	Factory warehouse and huge enclosed private yard. Yard rental included in overall rental.	60	215
850	Ideal storage space. Two roller doors. Great value. Flexible, short-term rental possible.	45	
948	Good, clean, high warehouse unit in Bellville South. Excellent value for money. 24-hour security. Close to R300 and N1.	55	188/243
1,000	Great value-for-money unit in industrial park on Bofors Circle. Limited large truck access.	45	244
1,090	Super neat and clean unit. Would suit food production or medical products. Conveniently situated in Epping 2.	55	
1,100	Set in a well-run, secure park in Beaconvale. Ample power, good height and easy access onto all the main routes.	55	155
1,213	Industrial unit in large, well-run business park in Bellville South.	45	
1,261	Ideal food-related premises. Would suit a catering or catering-training type business. Full kitchen facility.	50	
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.	45	125
1,443	Brand new unit in small business park. Completion in September 2020. Wellpoints and solar power will be standard. Superior finishes with no expenses spared.	65	213
1,530	Set in a secure park, the best deal in Epping with it all – power, height, sprinklered, various loading doors and 24-hour security. Conveniently located.	45	131
1,600	Excellent visibility facing Viking Way. Plenty of power. One of the only sites in Epping with full business zoning.	65	199
1,719	Stand-alone premises in excellent condition. 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	151
1,933	Secure, niche area in Thornton Industrial. Three roller shutter doors service these modern, stand-alone premises. Exceptional exposure onto a busy route. Well-located, close to all amenities and major routes.	65	134
2,000	Clean, high unit with new roof. Lots of natural light. Perfectly placed for the fresh food market.	46	274
2,100	Stand-alone premises. Two entrances. Plenty of parking for staff. Good quality office space. Quick access onto Jan Smuts Drive (M17).	50	273
2,150	Neat, clean warehouse in secure industrial park in Beaconvale. Modern roof.	55	155
2,163	Excellent value-for-money unit. Large undercover loading area. Rental includes security.	40	149
2,304	Popular, affordable, secure business park with low turnover in Elsies River. Good central yard areas and excellent security.	55	223
2,376	Great value for this property in a good part of Epping. Height and plenty of yard space. Landlord will accommodate a good incoming tenant.	45	218

*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 (m²)	DESCRIPTION	ASKING RENTAL (R/m²)	WEBSITE PROPERTY ID
2,432	Entire block in secure business park. Full refrigeration facilities already installed. 1,250 amps power supply. Property would suit a food preparation company perfectly.	75	194
2,577	Large, well-situated warehouse with many access doors in Parow Industria. Would suit a distribution operation. Very reasonable rental.	40	
2,651	Very high, sprinklered (with tanks) warehouse. Would suit a company wanting to install high racking. A-Grade industrial space in an upmarket area.	60	100
2,830	Factory with multiple gantries. Excellent yard area. Good power supply.	48	272
3,237	Brand new building in leading, secure industrial node in Montague Gardens. Fully sprinklered. Modern specifications come with this contemporary design.	71	173
3,272	Excellent warehousing facility in central location in Elsies River. This park is very well run and sought after.	55	223
3,273	All the very best standards applied to this brand new development in Bellville South. Excellent access and yard area, as well as first class office components.	70	147
3,334	Secure warehouse in Epping Industria. This modern warehouse is the best the marketplace has to offer. 24-hour security. Private enclosed yard. High floor-to-ceiling heights, good loading facilities, lots of natural light and close to various forms of public transport.	65	127
3,469	Newly-built park in Airport Industria. Built to the very best industrial specifications. - "greenest industrial building" in SA. Low operating costs as 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 with 24-hour security.	70	111
3,577	Full cross-dock logistics facility in hub in Airport Industria, close to Cape Town International Airport.	100	136
4,037	A very well-refurbished property with a new roof. Newly-paved yard areas. Sprinklered. Lots of natural light.	55	156
4,152	Brand new development by a national landlord. No expense spared in creating this, modern warehousing complex in Bellville South.	70	147
4,183	Perfect property for a distribution business. Large yard and many roller shutter doors. Close to the food hub of Epping.	55	132
4,388	Modern building in probably the best industrial location in Cape Town. Excellent access to all major roadways. Great visibility onto Jakes Gerwel Drive. 24-hour security, covered loading, large yard area. Building can be extended in the future.	65	105
4,677	Good quality warehousing in Epping 2. High roller shutter door access. 1,000 amps power supply with the facility to upgrade to 1,500. Roof has been completely replaced with modern, light zinc aluminum roof sheets and insulation to significantly lessening the need to keep the lights on. Fully sprinklered. Excellent property for businesses wanting good storage volume.	55	140
4,867	Located in the sought-after area of Ndabeni, with huge power supply. Would certainly suit an industrial tenant.	55	141
4,900	High warehouse 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. Close to public transport.	50	160
5,000	High, sprinklered warehouse with huge yard area in Parow Industria.	59	251
5,666	Modern, secure warehouse in Epping Industria - the best the marketplace has to offer! 24-hour security in this niche business park. High floor-to-ceiling heights, good loading facilities, lots of natural light and close to various forms of public transport.	65	127
5,797	Excellent visibility facing Jakes Gerwel Drive. Fully sprinklered. Raised loading only.	55	110
6,319	Functional courier facility on a large site. Mainly raised loading. Excellent access.	45	103
6,931	Huge power (4,500 amps) available to this modern, high unit in secure industrial park. Includes large under-cover loading area.	65	127
7,906	Large established property with good power supply. Landlord prepared to make improvements and alterations for the right tenant. Outstanding value.	45	160
8,000	Brand new state-of-the-art industrial warehouse under construction in Philippi/Landsdowne. Has been designed with the latest and best specifications.	80	
8,044	High warehouse with full modern specifications. Sprinklered. On-grade plus raised loading. Perfect logistics property.	69	257
8,951	Factory/warehouse on a large site with loads of paved yard area. Excellent visibility onto Jakes Gerwel Drive. Great accessibility to all major roadways. Very accommodating landlord willing to prepare the property to tenant's requirements.	50	196
9,724	Modern, high, sprinklered warehouse facility. On-grade and raised loading. Fully tanked with high-pressure pumps. Includes a large generator. Excellent office and staff facilities.	69	109
9,746	Factory/warehouse in large, secure park in Elsies River.	56	115
12,375	Modern logistics warehouse with a yard specifically designed for interlink flow. Suitable for a 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 - most of them under canopies. Stand-alone property with own entrance and facilities for a manned guard at the main gate. Construction has commenced with completion expected around September 2020.	75	152
13,584	Brand new state-of-the-art warehouse. Construction to begin shortly with completion in late 2021. Building will have all the modern warehouse features.	75	150
16,170	Warehouse with offices. Well-located in a central position in greater in Beaconvale with excellent visibility. Large yard area suitable for logistics operations or FMCG DC. Expansion opportunities.	59	101
17,768	Large modern warehouse facility. 12m height. Fully sprinklered with tanks. Two road entrances allowing for through-and-through truck access.	69	109/257
20,403	Large logistics warehouse in Airport Industria. 12m height. High specification floors. Various loading doors. Available mid 2021.	75	214

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# 21 IMPORTANT THINGS TO CONSIDER BEFORE YOU SIGN A 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 required 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**

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# PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



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.



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



*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.*

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



*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.*



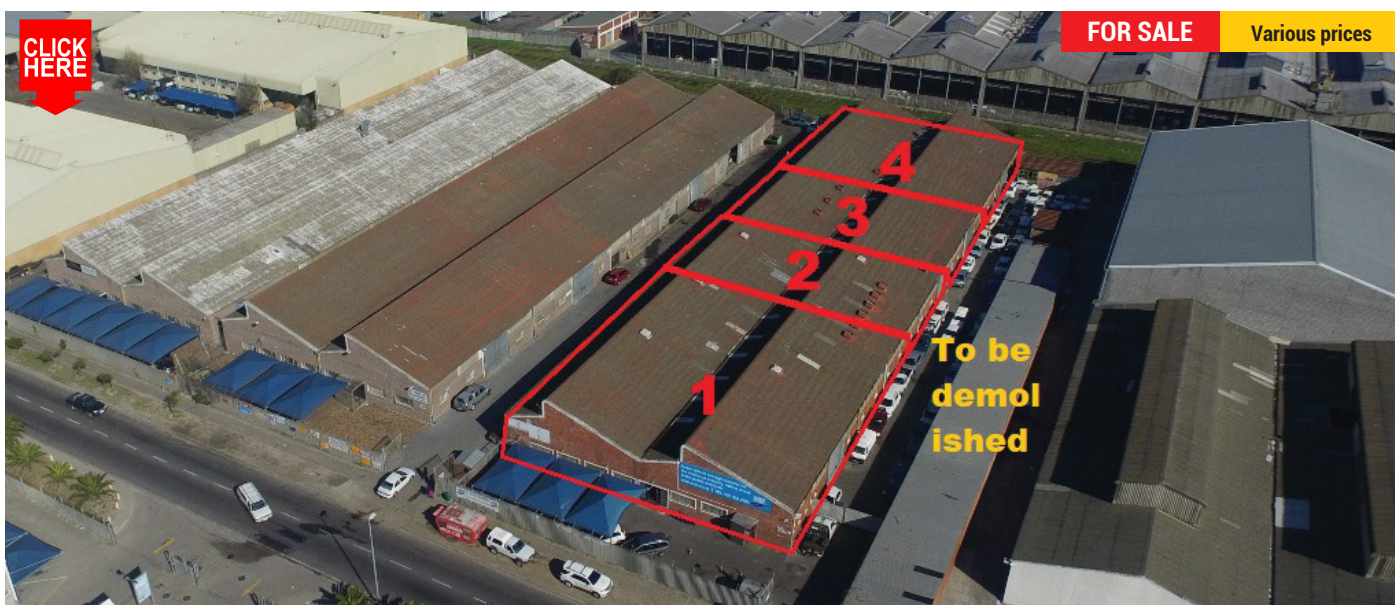
# PROPERTIES FOR SALE IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



**For Sale – R35,000,000**

**SOLE MANDATE**

A 5,900m<sup>2</sup> warehouse in Epping 1 close to the Cape Town Market. High, modern and sprinklered with on-grade loading.



**For Sale**

**Various units available in Block C, a refurbished building. Completion expected mid-2021.**

Unit no.	Size (m <sup>2</sup> )	Asking Price (excl. Vat)
Block C Unit 1	1,250	9,375,000
Block C Unit 2	717	5,760,000
Block C Unit 3	716	5,760,000
Block C Unit 4	638	5,120,000



# SHOWCASED PROPERTIES

**FOR SALE**

**R19,000,000**



**12 Grenville Ave, Epping 1**

**SOLE MANDATE. For Sale - Warehouse [3,500m<sup>2</sup>] Offices [440m<sup>2</sup>] Total: 3,940m<sup>2</sup>**

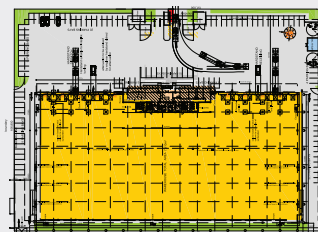
The premises 12 Grenville Ave in Epping 1 consists of two small blocks in the front and a warehouse/factory in the rear. Configuration facilitates two entrance/exist gates and an extensive paved yard area in between the buildings with on-grade and raised loading facilities. Ideal for businesses with large vehicles.

**TO LET**

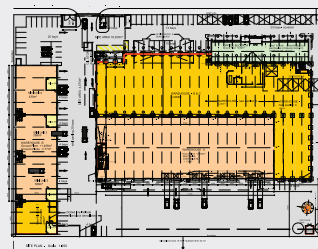
**Refurbished Building**



**OPTION 1**



**OPTION 2**



**4 Goodenough Ave, Epping 2**

**Initial rental – R75/m<sup>2</sup> plus Vat.**

Landlord at 4 Goodenough Ave in Epping 2 would like to redevelop this property. Two options:

**Option 1:** Demolish all existing structures.

7,510m<sup>2</sup> warehouse | 670m<sup>2</sup> offices

Construction period: 11 months

**Option 2:** Partial demolition.

7,460m<sup>2</sup> warehouse | 439m<sup>2</sup> offices

Construction period: 11 months



## SHOWCASED PROPERTIES



**166 Gunners Circle, Epping Industria 1, Cape Town**

**To Let - 4,388m<sup>2</sup> - Asking rental R285,220/month (R65/m<sup>2</sup>)**

166 Gunners Circle in Epping 1 is probably the best located industrial property to rent right now. Modern, sprinklered, newly-built warehouse with huge exposure to one of the busiest and most connected roads in Cape Town. Impressive visibility and accessibility - ideal for a warehousing company looking to conduct retail from the premises.



**166 Bofors Circle, Epping Industria 1, Cape Town**

**To Let – 8,951m<sup>2</sup> - Asking Rental is R452,025 plus Vat per month**

As far as an industrial location goes, it doesn't get better than 166 Bofors Circle in Epping 1. Large power supply and 24-hour manned security. Trucks can easily drive around the building and load or unload goods. Can be used for a variety of businesses including manufacturing and/or warehousing.

## RECENT LETTINGS IN EPPING

PROPERTY	(m <sup>2</sup> )	RENTAL (R/m <sup>2</sup> )
Viking Business Place, Thornton	100	R 69,00
Viking Business Place, Thornton	162	R 74,00
12 Nourse Ave	271	R 59,00
1 Fitzmaurice Ave	681	R 55,00
Giant Park 1, Cochrane Ave	1,050	R 47,50
22 Mail Street	1,400	R 52,50
118 Bofors Circle	1,810	R 45,00
Giant Park 2, Cochrane Ave	2,000	R 42,00
20 Goodenough Ave	3,685	R 35,28
75 Bofors Circle	4,434	R 50,00
8 Bertie Ave	5,490	R 45,00
4 Packer Ave (short-term)	9,724	R 65,00
12 Fitzmaurice Ave	11,873	R 59,00

## PROPERTIES SOLD & TRANSFERRED IN EPPING DURING 2019

SITE (m <sup>2</sup> )	ADDRESS	PRICE (R)
168	Section 5, Swift Park	1,200,000
359	Section 11, Swift Park	2,300,000
485	Section 3, Bofors Park, 66 Bofors Circle	2,325,000
512	Section 2, Trippessa Park	3,300,000
1,896	23 Packer Ave	8,000,000
6,959	3 Nourse Ave	17,750,000
5,380	29 Nourse Ave	20,125,000
8,094	17 Hewett Ave	22,430,000
18,960	13 Fisher Ave	23,000,000
18,853	22 Dacres Ave	25,500,000
25,111	34 Kinghall Ave	51,750,000
73,655	2 Hewett Ave	62,272,000
16,193	5 Fitzmaurice Ave	67,500,000
19,250	26 Christian Ave	77,594,000

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



DESCRIPTION	PRICE (R)
1,989m <sup>2</sup> industrial land for sale. Close to N2.	1,150/m <sup>2</sup>
Land for sale in new industrial estate. Good access to all road systems in Cape Town.	1,600/m <sup>2</sup>
5,088m <sup>2</sup> site for sale in new industrial estate.	2,100/m <sup>2</sup>
19,524m <sup>2</sup> site for sale in new industrial estate.	2,100/m <sup>2</sup>
90m <sup>2</sup> unit for sale in sectional title complex.	900,000
1,289m <sup>2</sup> unit in secure, well-run industrial park. Excellent value for money.	4,500,000
Refurbished 638m <sup>2</sup> sectional title industrial unit.	5,120,000
Refurbished 717m <sup>2</sup> sectional title industrial unit.	5,760,000
Refurbished 1,250m <sup>2</sup> sectional title industrial unit.	9,375,000
Stand-alone building. Mainly double storey.	10,000,000
Tenanted industrial property. For sale as a leaseback with a stable tenant.	15,400,000
Tenanted retail property for sale in popular retail node in southern suburbs.	15,500,000
3,940m <sup>2</sup> building on a large site, with lots of paved yard area.	19,000,000
4,000m <sup>2</sup> building on large site.	19,000,000
Ideal opportunity for an owner-occupier in 3,524m <sup>2</sup> building.	19,500,000
Visible, well-located industrial warehouse plus offices. Stand-alone.	20,000,000
1,833m <sup>2</sup> factory in excellent location in Thornton industrial. Good power supply.	25,000,000
Industrial property with a large paved yard area. Various loading doors. Raised and on-grade loading facilities.	32,000,000
4,867m <sup>2</sup> factory/warehouse. Large power supply.	35,000,000
5,900m <sup>2</sup> high, sprinklered warehouse.	35,000,000
Tenanted industrial park. Variety of tenants with varied lease expiry profile.	46,200,000
12,706m <sup>2</sup> building on a large site. Large power supply.	55,000,000

Properties are continually being sold and new ones are constantly becoming available for sale. Contact us 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. Due to space limitations, we have only featured a sample in this newsletter.



# RECENT SUCCESSFUL TRANSACTIONS BY EPPING PROPERTY



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# STEP-BY-STEP 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 Epping Property or visit our website.

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

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# 15 REASONS TO LOCATE 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  
offering good access to  
all forms of large trucks**



08

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



09

**24-hour security  
throughout 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**

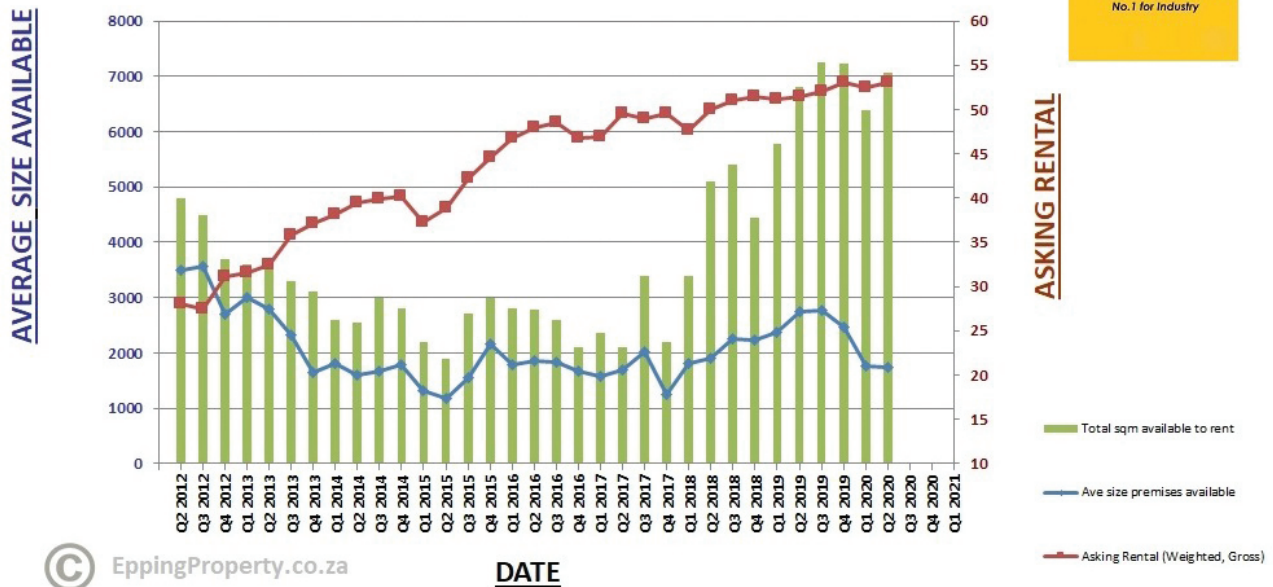




# EPHING INDUSTRIAL PROPERTY INDEX

## THE REAL STATE OF THE INDUSTRIAL PROPERTY MARKET

### EPHING INDUSTRIAL PROPERTY INDEX



A lot has happened during the last four months (certainly no understatement!). Welcome to a whole new world, where we are currently living with scenarios mere months (maybe even weeks) ahead, not years.

The latest industrial property market statistics (2020\_Q2) indicate a slowing economy of the past 12 months, coupled with the initial effects of Covid-19 on the industrial property market.

The vacancy level during the last year has remained mostly level. However, when one drills deeper down into the figures, the total number of premises available for rent has gone up significantly at the smaller end of the market. This shows that smaller businesses are really feeling the pinch of Covid-19.

We would anticipate the vacant space of smaller units to increase during the next quarter due to the effects of Covid-19 biting deeper into micro businesses.

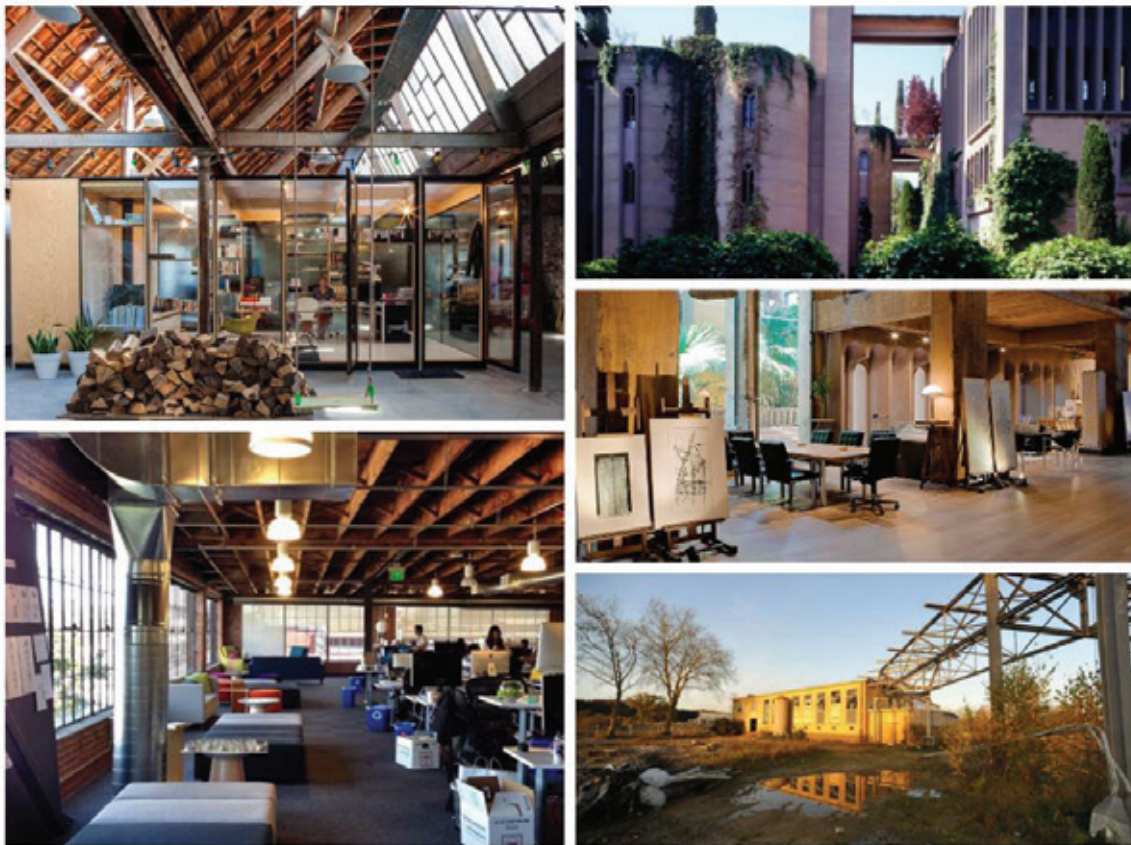
Many multi-tenanted complexes have a range of units for rent. In the past, there would have been one or two units available due to natural "churn", but now, many complexes (of varying sizes) have many units available.

With COVID-19, we are now in a period of survival, for landlords, tenants and industrial businesses. Extremely tough times for everyone!

#### What do the statistics show us about the current industrial property market?

- There is now more industrial space available to rent than there has been in the last decade.
- The majority of businesses are finding the current economy very tough, even before the full financial effects of Covid-19.
- Businesses will be in survival mode and even "value rentals" may not be good enough for them to pull through. Landlords and tenants will both have to come to the party to find solutions where this rocky period can be seen out by both parties.
- More and more businesses are trying to lessen their rental burden by sub-letting their premises.
- Businesses are becoming aware of the efficiency of their premises. Issues such as height, stacking volume, number of columns in a warehouse and natural lighting are becoming factors in deciding upon premises.
- Various larger spaces have once again come to the market for rent.
- Asking rentals during the last 24 months have slowed down. Not shown in the statistics are the lower rentals that landlords are accepting when they receive offers. The variance of asking rentals to achieved rentals has grown significantly. Landlords are now much more aggressive in securing and retaining tenants.
- Tenants are also requesting leases with break clauses. While most landlords do not accept short-term contracts, there does exist the likelihood of the market offering short-term leases at a premium to long-term asking rentals. It is a matter of time before entrepreneurial landlords start accepting short-term contracts - but only at premium rentals.

# COULD SOUTH AFRICA'S INDUSTRIAL PROPERTY SECTOR BE THE 'GOLDEN CHILD' OF COVID-19?



South Africa's industrial property sector was under pressure before the onset of Covid-19. Rental levels were threatened, and vacancy levels were rising. In early 2020, many industrial businesses started to feel the pinch when the supply of goods from China significantly dried up. This was followed by the lockdown in South Africa. It is important to note that most industrial businesses in South Africa are part of a massive supply chain. For example, clothing (if manufactured locally) has to be packaged with printing – the packaging company was in lockdown, as was – the printing company, suppliers of printing inks and finishes. The finished product had to be transported, and because the transporters and couriers were initially in lockdown, the product had to be warehoused – and most of the were in lockdown. The whole industrial property sector has struggled since the onset of Covid-19. The problems were compounded by the Government's inability to understand how businesses in general fit into society. Many of the initial lockdown rules for industrial companies did not make sense in terms of mitigating Covid-19.

Many businesses have suffered due to Covid-19. Many industrial businesses are at the "bottom of the trough". The important question now is which industries or business sectors will recover quickest? The shock of Covid-19 has changed the behaviour patterns of human beings. Many companies have been able to adapt to these changes in behaviour. Restaurants are offering take-aways and delivery services. Online retail has boomed. Office workers are now working from home. For many businesses, these changes will become permanent. The office and retail property sectors are likely to see significant medium-term changes, which will adversely affect rentals and values. The medium-term changes in the office and retail property sectors will likely translate into added demand for industrial property, partially process-related, and partially cost-related. The industrial property sector, although equally hard hit by Covid-19, is well-placed to recover and benefit from both modernisation and behavioural changes brought about by the pandemic. Businesses that occupy expensive office buildings will consider moving into industrialised premises that have far lower costs. Also, parking in these industrialised locations is less expensive.

Even before the onset of Covid-19, the industrial property sector was transforming itself. Large companies have been taking the advantages of economies of scale and advanced computerisation. For example, in greater Cape Town alone, Shoprite, Massmart, DSV Logistics and Distell are all currently in the process of combining operations/divisions under single larger, more modern facilities. The same will soon happen in the rest of SA. There is no doubt that many companies will be switching/increasing their online presence and sales. This will have a positive impact on industrial property in that more and more industrial space will be required. Industrial businesses that employ a high labour count will seek ways to increase productivity with less people. This will be through improved processes or mechanisation.

However, industrial property investors will need to understand the type of industrial buildings that will be in demand in the future. Industrial property asset management has become an art and a science. Those companies that do not grasp the specific niches of demand for industrial premises will be left behind. A leader in this field is Equites Property Fund, a specialist industrial property fund. They have been leaders, both in South Africa and the UK. Their portfolio is by far the best example of industrial property that has been, and will be, in demand in the post-Covid-19 era. As a result, their share price has reflected the optimism of their investors. There is no doubt that the industrial property sector is the well-placed sector to recover from Covid-19. However, investors will need to choose the best niches within this sector to gain maximum benefit in the medium to long term.



CLICK  
HERE

# INDUSTRIAL PARKS IN EPPING 1 WITH UNITS OF LESS THAN 600m<sup>2</sup>

CLICK  
HERE



## SWIFT PARK

14 Benbow Ave.  
Sectional Title (occasionally units for sale)

CLICK  
HERE



## SWIFT PARK THREE

18 Benbow Ave.  
9 Sectional Title sections

CLICK  
HERE



## 21 BENBOW AVE

21 Benbow Ave.  
Freehold

CLICK  
HERE



## GIANT PARK 1

18-25 Cochrane Ave.  
Freehold

CLICK  
HERE



## AXE INDUSTRIAL PARK

24 Evans Ave.  
Sectional Title

CLICK  
HERE



## 2 DENVAL INDUSTRIAL PARK

19 Fisher Ave.  
Freehold

CLICK  
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## BRICE INDUSTRIAL PARK

18 Fisher Ave.  
Freehold

CLICK  
HERE



## GUNNERS PARK

1 Grenville Ave.  
Freehold

CLICK  
HERE



## HAWKINS INDUSTRIAL PARK

2 Hawkins Ave.  
Freehold



# INDUSTRIAL PARKS IN EPPING 2 WITH UNITS OF LESS THAN 600m<sup>2</sup>



## **MALLEON INDUSTRIAL PARK**

21 Christian Ave,  
Freehold.



## **MAGNUM PARK**

108 Bofors Circle,  
Freehold



## **BATTERY PARK**

106 Bofors Circle,  
Freehold



## **ESVIAN PARK**

98D Bofors Circle,  
Freehold



## **TRIPPESSA PARK**

98E Bofors Circle,  
Sectional Title



## **98 BOFORS TWO**

98 Bofors Circle,  
Sectional Title



## **98B BOFORS THREE**

98 Bofors Circle,  
Sectional Title



## **98A ON BOFORS**

98 Bofors Circle,  
Sectional Title

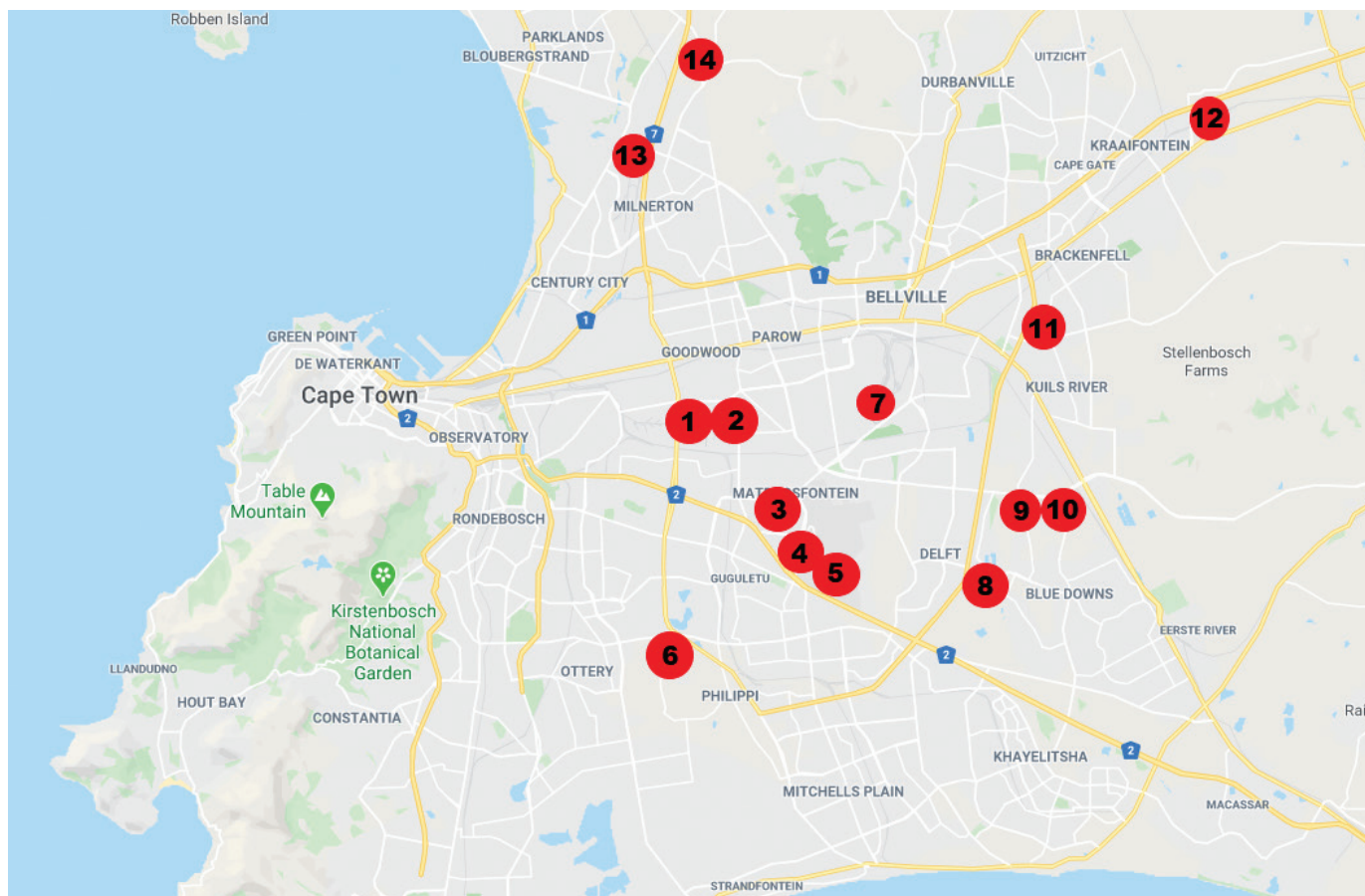


## **66 BOFORS PARK**

66 Bofors Circle,  
Sectional Title



# NEW INDUSTRIAL DEVELOPMENTS IN GREATER CAPE TOWN



## 1. MOORSOM AVE, EPPING

13,584m<sup>2</sup> new building. Construction to commence shortly.



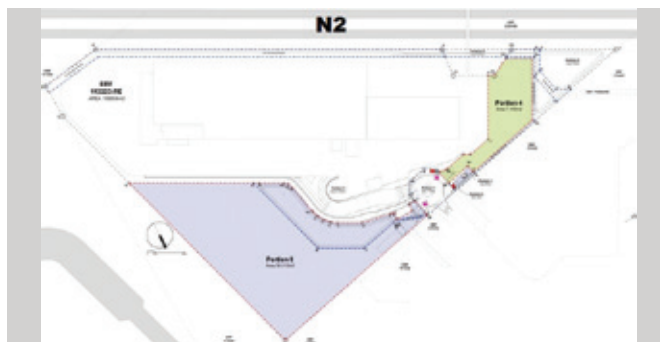
## 2. NEWLYN PARK, EPPING INDUSTRIA 2

12,375m<sup>2</sup> logistics facility to be completed in September 2020.



## 3. KING AIR INDUSTRIA, AIRPORT INDUSTRIA

71ha being developed into a modern, secure industrial park.  
Sites for sale: 29,048m<sup>2</sup>, 19,524m<sup>2</sup> and 5,088m<sup>2</sup>.  
Various significant other sites to be tailored to tenant's requirements by leading developer.



## 5. SOLAR CITY, AIRPORT INDUSTRIA

7,415m<sup>2</sup> and 39,013m<sup>2</sup> sites for development to tenant's requirements.  
Prime N2 visibility in logistics hub.



# NEW INDUSTRIAL DEVELOPMENTS



## 6. EQUITES PARK, PHILIPPI/ LANSDOWNE

8,089m<sup>2</sup> distribution centre being developed by leading property company.



## 7. EQUITES PARK, PAROW INDUSTRIA

21,400m<sup>2</sup> single tenant distribution centre, or 16,500m<sup>2</sup> cross-dock distribution centre.



## 9. EQUITES PARK, SAXDOWNE

8,000m<sup>2</sup> warehouse to be developed. Can be subdivided into two.



## 10. BLACKHEATH LAND FOR DEVELOPMENT

Well-located site for development to tenant's requirements.



## 11. BRACKENGATE 2, R300 BRACKENFELL

Various sites fronting the R300 for development to tenant's requirements.



## 12. WINELANDS INDUSTRIAL PARK

58,506m<sup>2</sup> site facing N1 for development to tenant's requirements.



## 13. MONTAGUE PARK, MONTAGUE GARDENS

Various sites for development to tenant's requirements 12,000m<sup>2</sup> in total. Can be subdivided.



## 14. ATLANTIC HILLS

Various sites for development, or for sale.

**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 SATISFY ALL YOUR INDUSTRIAL PROPERTY NEEDS.**



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