

EPPING PROPERTY

No.1 for industry in the Western Cape



TO LET

8,215m²



TO LET

100m²



TO LET

180m²



TO LET

468m²



TO LET

820m²



TO LET

1,049m²



TO LET

1,608m²



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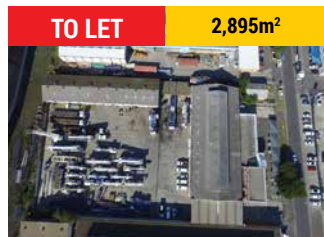
FOR SALE

500m²



TO LET

2,651m²



TO LET

2,895m²

INDUSTRIAL PROPERTY OVERVIEW

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)	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
120	Unit in functional business park. Very close to public transport. 24-hour security. Situated in popular Epping 1.	60	118
180	A share of a unit in a visible location on Bofors Circle. Large yard. Generous parking. Excellent value.	60	126
225	Small warehouse in newly-refurbished park environment. 24-hour security. Complex accommodates interlink trucks for loading and offloading.	65	102
242	Industrial unit in food hub close to Cape Town Market. Ideal for food-related business or retail.	67	167
245	Industrial unit with reception and offices, mezzanine or single-level warehouse space. Well-managed business park with 24-hour security. Onsite management and coffee bar. Close to public transport and the Cape Town Market.	56	157
300	Functional unit in secure, popular business park in Epping 2.	55	206
390	Close to Jakes Gerwel Drive and train station in Epping 1. Park with 24-hour security. Very good value.	52	139
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.	56	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
464	One of the only stand-alone premises of this size in Epping. Very useful, private yard area. Available from February 2022.	60	294
468	Warehouse inside secure complex. Mainly raised loading. Security costs included.	55	269
509	High, neat unit in secure business park on Bofors Circle.	55	126
514	Entire double storey office block. Separate entrance and identity. Lots of parking.	45	230
538	Good, clean, high warehouse unit in Bellville South. Excellent value for money. 24-hour security. Close to R300 and N1.	55	188/243
600	Well-appointed, clean unit. Good security. Recently renovated. Private yard area. Very good value.	50	146
650	Good value-for-money unit. Would suit a company that did not rely on large trucks. Newly renovated. Lots of power available on site.	45	212
680	Unit with direct access from Bofors Circle. Would suit a company looking for retail-type exposure.	55	244
710	Office unit in accessible location. Parking directly outside. Includes 300m ² yard area. Can also be used for light warehousing.	60	183
780	Refurbished unit in well-managed business park.	60	182
820	Modern, stand-alone building in the upmarket industrial node of Thornton. Includes a generator. Beautiful office component.	65	219
940	Functional premises in a small, private complex. Good light and power. Perfect for a manufacturing/production company.	50	158
1,000	Sprinklered unit in small, privately-owned park. Newly renovated to the highest standards. Not often that units of this size have sprinklers.	55	272

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1,037	Best low-rental offering around. Large, shared yard area.	40	116
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
1,180	Good, clean, high warehouse unit in Bellville South. Excellent value for money. 24-hour security. Close to R300 and N1.	55	188/243
1,260	Unit with access to large paved yard area. 24-hour security.	48	224
1,261	Ideal food-related premises. Would suit a catering or culinary-training business. Full kitchen facility.	50	229
1,330	Large power availability to these functional premises. Would suit a laundry, or similar business.	50	112
1,381	Loads of power available to these functional premises. Own private entrance to enclosed yard area.	50	294
1,443	Brand new unit in small business park. Recently completed. Wellpoints and solar power. Superior finishes with no expenses spared.	65	213
1,468	Solar power, borehole water, food-grade epoxy floors throughout. Modern complex with all the latest specifications, including sprinklers.	75	240
1,562	Stand-alone building facing Jakes Gerwel Drive. Large yard area. Large doors at the front and back of the warehouse.	65	255
1,563	Popular, value-for-money industrial park with a sought-after unit to rent.	50	149
1,600	Clean, open warehouse with no pillars. Good loading and offloading areas. Available early 2022.	47	179
1,604	Upmarket, stand-alone premises in Thornton Industrial. The only property of this size in the that area.	70	242
1,608	Unit with access to large paved yard area. 24-hour security.	50	224
1,780	Pristine, modern unit. Sprinklered. Raised and on-grade loading. Large doors at the front and rear of warehouse.	70	239
2,001	Unit with gantry cranes and good yard space. Good visibility and excellent value.	45	216
2,304	Popular, affordable, secure business park with low turnover in Elsies River. Good central yard areas and excellent security.	50	223
2,450	Secure premises, with entrance onto Sunrise Circle in Ndabeni. Great business hub with outstanding visibility.	60	162
2,600	Refurbished to a high standard, sprinklered, clean and neat. Own entrance. Good power supply.	55	272
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
2,881	Private and functional premises. Reasonable height and truck friendly.	45	104
2,895	Very large paved yard in unique premises. Would suit a transport or logistics business. Site size is 8,324m ² .	78	180
3,000	Landlord will refurbish these premises to the tenant's requirements (within reason).	55	121
3,004	Modern logistics building in Airport Industria.	70	295
3,273	All the best standards applied to this brand new development in Bellville South. Excellent access and yard area, as well as first-class office components.	62	147

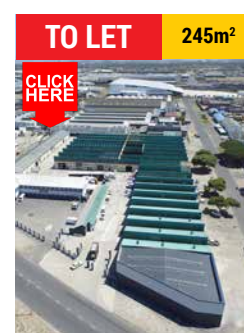
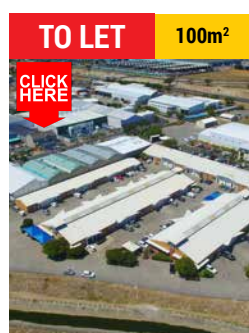
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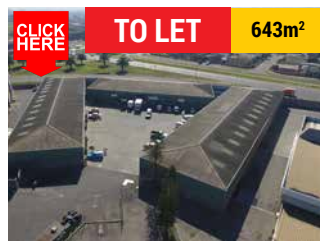
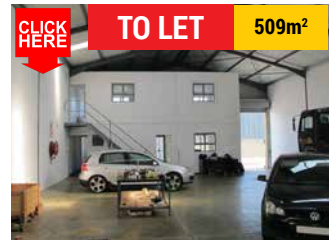
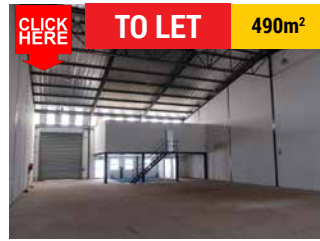
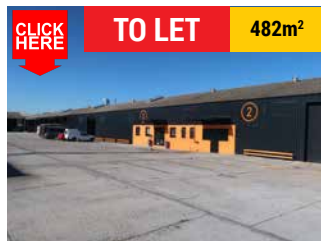
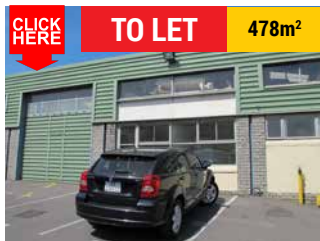
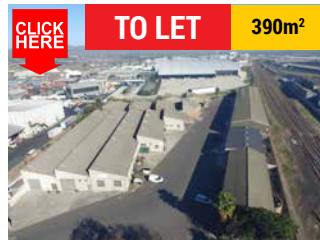
RENTABLE AREA (m ²)	DESCRIPTION	ASKING RENTAL (R/m ²)	WEBSITE PROPERTY ID
3,527	New industrial park in Airport Industria. Built to the very best industrial specifications. 24-hour security. This is the "greenest industrial building" ever built in SA. Low operating costs as the landlord has installed energy and water efficient fixtures and fittings. - Improved workspace for staff (thermal comfort, daylight, fresh air, acoustics) for higher productivity. 12m to the eaves. Fully sprinklered.	63	111
3,577	Full cross-dock logistics facility in hub in Airport Industria, close to Cape Town International Airport.	85	136
3,969	Excellent warehousing facility in central location in Elsies River. Well-run and sought-after park.	56	184
4,015	A very well-refurbished property with a new roof. Newly-paved yard areas. Sprinklered. Lots of natural light.	55	145
5,400	Full cross-docking logistics facility in Airport Industria.	65	201
7,100	Factory/warehouse in large, secure park in Elsies River. Very good value.	56	115
8,089	Modern logistics warehouse in Philippi with a yard specifically designed for interlink flow. Suitable for a national, or international tenant. Prime location. Roof height 12m+ to the eaves. Fully sprinklered. Large paved yard. A range of loading doors – raised and on-grade. Stand-alone property with own entrance and facilities for a manned guard at the main gate.	70	292
8,215	Large factory with good power supply. Close to public transport. Very good exposure to a busy route.	50	235
8,290	Value-for-money premises. Good height and abundant power.	45	259
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 customise the property to tenant's requirements.	48	196
9,261	Modern logistics facility in Parow Industria. On-grade and raised loading facilities.	64	241
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. All the most modern alarm and fire protection systems come as standard.	62	109
11,571	Entire refurbished property. New roof. Sprinklered.	55	145
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
14,900	Modern warehouse in popular location for logistics company in Brackenfell. Close to R300. Previously DSV.	70	293
15,839	Various spaces available in a large building. Landlord negotiable.	45	264
20,403	Large logistics warehouse in Airport Industria. 12m height. High specification floors. Various loading doors.	64	214



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21 IMPORTANT THINGS TO CONSIDER BEFORE YOU SIGN A NEW LEASE...

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- 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.

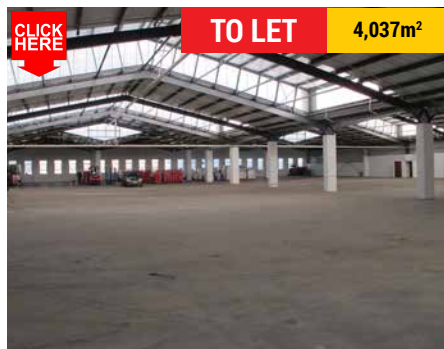
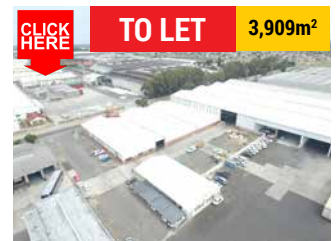
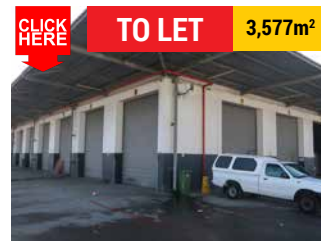
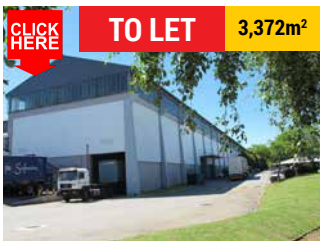
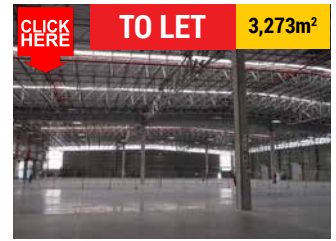
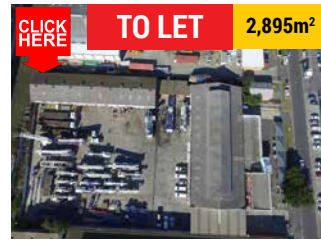
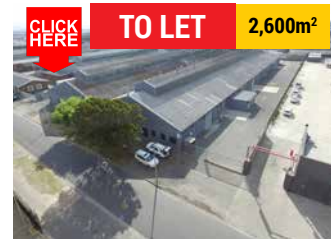
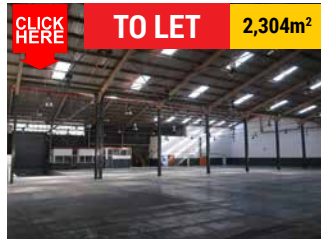
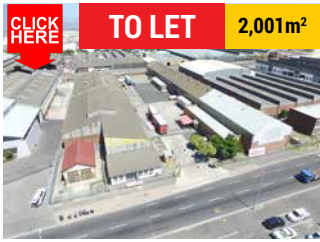
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PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS (CONTINUED)



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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.

SHOWCASED PROPERTIES



51 Bofors Circle, Epping Industria 2
Asking rental: R410,750 plus Vat p/m

Available from 01 February 2022.

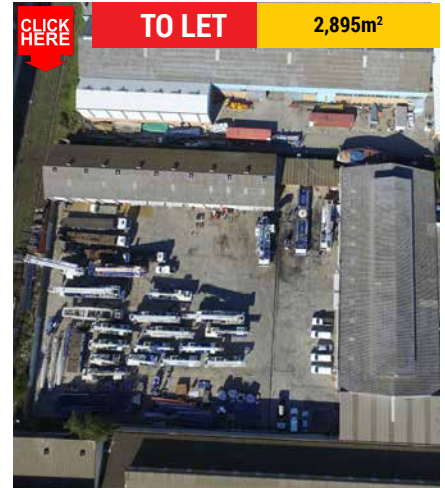
Well located opposite the main commuter terminal in Epping.

Good power supply. Building will suit a manufacturing company.



166 Gunners Circle, Epping Industria 1
Asking rental: R429,648 plus Vat p/m

It does not get any better than this! Large power supply. 24-hour manned security. Trucks can easily drive around the building to load and unload goods. Can be used for a variety of businesses, including manufacturing and/or warehousing.



13 Bertie Ave, Epping Industria 2
Asking rental: R225,000 plus Vat p/m

Unique 8,324m² property with 2,895m² factory/ warehouse and offices. Includes a covered loading area of 230m².

This property has a very large paved yard area, which is currently difficult to find in the central industrial areas of Cape Town.



Thor Circle, Thornton Industrial (Opposite Epping 1)
Asking rental: R53,300 plus Vat p/m

The property is available for rent from 1 November 2021.

It consists of modern industrial factory/warehousing totalling approximately 820m² - the entire building. Two roller shutter doors open up onto the enclosed yard area. This warehouse is of a high standard. The materials and structure of the building are as per new specifications, ensuring that these premises will be desirable for many years to come. Ample natural light from the modern roof structure helps keep monthly electricity costs to a minimum. In addition, the facilities include a large backup generator, which can power a significant portion of the building for many hours should a power failure occur. Importantly, there is ample parking for business vehicles and private cars. This is a stand-alone property.

RECENT LETTINGS IN EPPING AND SURROUNDING INDUSTRIAL AREAS

PROPERTY	(m ²)	RENTAL (R/m ²)
Viking Business Place, Thornton	100	R 72,50
Graftek Park	300	R 52,36
Denval Industrial Park	390	R 45,00
Benbow Ave	445	R 55,00
Losack Ave	610	R 45,00
Evans Ave	700	R 40,00
Thor Circle	780	R 53,60
Nourse Ave	800	R 46,25
Hawkins Ave	1 380	R 42,00
Bofors Circle	1 600	R 48,75
Packer Ave	2 432	R 46,05
Bertie Ave	3 300	R 58,00
Goodenough Ave	4 781	R 48,42
Bofors Circle	12 500	R 65,00

PROPERTIES SOLD AND TRANSFERRED IN EPPING DURING 2021

SITE (m ²)	DESCRIPTION	PRICE (R)
492	Section 11, Bofors 3, 98B Bofors Cir.	3,050,000
563	Section 6, Bofors 3, 98B Bofors Cir.	3,400,000
1 007	Section 4, Swift Park	6,427,221
1 419	Sections 1 & 2, 66 Bofors Park, 66 Bofors Circle	6,500,000
4 336	20 Kinghall Ave	8,500,000
7 043	12 Dacres Ave	14,750,000
6 304	22 Kinghall Ave	15,500,000
11 781	17 Benbow Ave	24,800,000
16 253	108 Bofors Circle	44,930,725
19 200	12 Eliot Ave	45,000,000
19 758	5-9 Bertie Ave	60,500,000
48 571	166 Gunners Circle	157,600,000

PROPERTIES FOR SALE IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



DESCRIPTION	PRICE (R)
5,088m ² site in new industrial estate.	R2,100/m ²
29,048m ² site in new industrial estate.	R2,100/m ²
168m ² unit in well-located park in Epping 1.	1,260,000
332m ² unit in well-located park in Epping 1.	2,490,000
700m ² stand-alone building for sale in Epping 2.	4,250,000
1,289m ² unit in secure, well-run industrial park. Excellent value for money.	4,500,000
Tenanted retail property in popular retail node in southern suburbs.	13,000,000
2,100m ² building in Epping 2.	14,000,000
2,432m ² building in Epping 2. Abundant power.	15,000,000
2,893m ² building. Includes substantial gantries.	20,000,000
3,940m ² buildings on a large site with extensive paved yard area.	20,000,000
1,833m ² factory in excellent location in Thornton industrial. Good power supply.	20,000,000
3,300m ² building in visible location.	20,000,000
Partially-tenanted building. 10,400m ² of rentable area.	35,000,000
8,290m ² building.	35,000,000
Large factory building. Close to public transport.	42,500,000
11,382m ² building on a well sized site.	60,000,000
11,571m ² vacant building. Fully sprinklered. New roof and paving.	73,000,000

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.*

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15 REASONS TO LOCATE YOUR BUSINESS IN EPPING INDUSTRIALIA

01

Most central business location in Cape Town



02

Access to most 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

Good 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



INDUSTRIAL PARKS OF IN EPPING 1 WITH UNITS OF LESS THAN 600m²



SWIFT PARK

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



SWIFT PARK THREE

18 Benbow Ave.
9 Sectional Title sections



21 BENBOW AVE

21 Benbow Ave (AKA Guttenburg Park)
Freehold



GIANT PARK 1

18-25 Cochrane Ave.
Freehold



AXE INDUSTRIAL PARK

24 Evans Ave.
Sectional Title



DENVAL INDUSTRIAL PARK

19 Fisher Ave.
Freehold



BRICE INDUSTRIAL PARK

18 Fisher Ave.
Freehold



GUNNERS PARK

1 Grenville Ave.
Freehold



HAWKINS INDUSTRIAL PARK

2 Hawkins Ave.
Freehold

INDUSTRIAL PARKS OF IN EPPING 2 WITH UNITS OF LESS THAN 600m²



BERTIE INDUSTRIAL PARK
10 Bertie Ave, Sectional Title



OJOWI PARK
7 Dacres Ave, Freehold



MALLEON INDUSTRIAL PARK
21 Christian Ave, Freehold



MAGNUM PARK
108 Bofors Circle, Freehold



BATTERY PARK
106 Bofors Circle, Freehold



TRIPPESSA PARK
98E Bofors Circle, Sectional Title



ESVIAN PARK
98D Bofors Circle, Freehold



98B BOFORS THREE
98B Bofors Circle, Sectional Title



98A ON BOFORS
98A Bofors Circle, Sectional Title



98 BOFORS TWO
98 Bofors Circle, Sectional Title



66 BOFORS
66 Bofors Circle, Sectional Title

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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