



# 181 Barbara Road, Elandsfontein

Transform potential



## Unlock the potential of space

A space is more than its surface area and walls; it's a canvas for human experience. More than structure and aesthetics, spaces enable connections and inspire. Spaces engage us; they are sensory and invite interaction. They draw us in and influence our wellbeing. Spaces hold history. They can be imagined and reimaged. At Burstone, we don't just look at how a space is, but at how it can be and what it can bring to people's lives.

We see the value it holds and the opportunities it presents.

**We see the potential of space.**

## Location

We get the fundamentals right. Everything we've achieved is built on the understanding that location is strategic. Once we have the right location and understand the context of the space, we begin to imagine how we can repurpose it to its full potential. Then, we create a sought-after environment that both complements and adds to its surrounds. It's how we develop quality assets that hold value and deliver attractive long-term returns.

## Relation

We engage with our stakeholders and tenants to understand their requirements now, and we anticipate how these might change in future. From this knowledge, we evolve spaces so that they work optimally for our occupiers. We also prioritise the preservation of sound covenants to ensure low vacancies. By valuing and investing in human connections, we maximise long-term wealth creation and extract value for our stakeholders.

## Innovation

We innovate to realise the potential of space and collaborate with new partners, shifting the emphasis from assets to experiences that meet our clients' needs.

# 181 Barbara Road

ELANDSFONTEIN

Vacancy	Area
24 909m <sup>2</sup>	Warehouse
2 900m <sup>2</sup>	Office
<b>27 809m<sup>2</sup></b>	<b>Total Vacancy</b>
Gross rental	R68.00/m <sup>2</sup>

- Near OR Tambo International Airport
- Access off Barbara Road via R24/R21 and N12
- 2 access points off Barbara Road & Tunney Road
- Full truck reticulation with super-link access
- Onsite Borehole
- Power: 5 MVA available
- Sprinklers



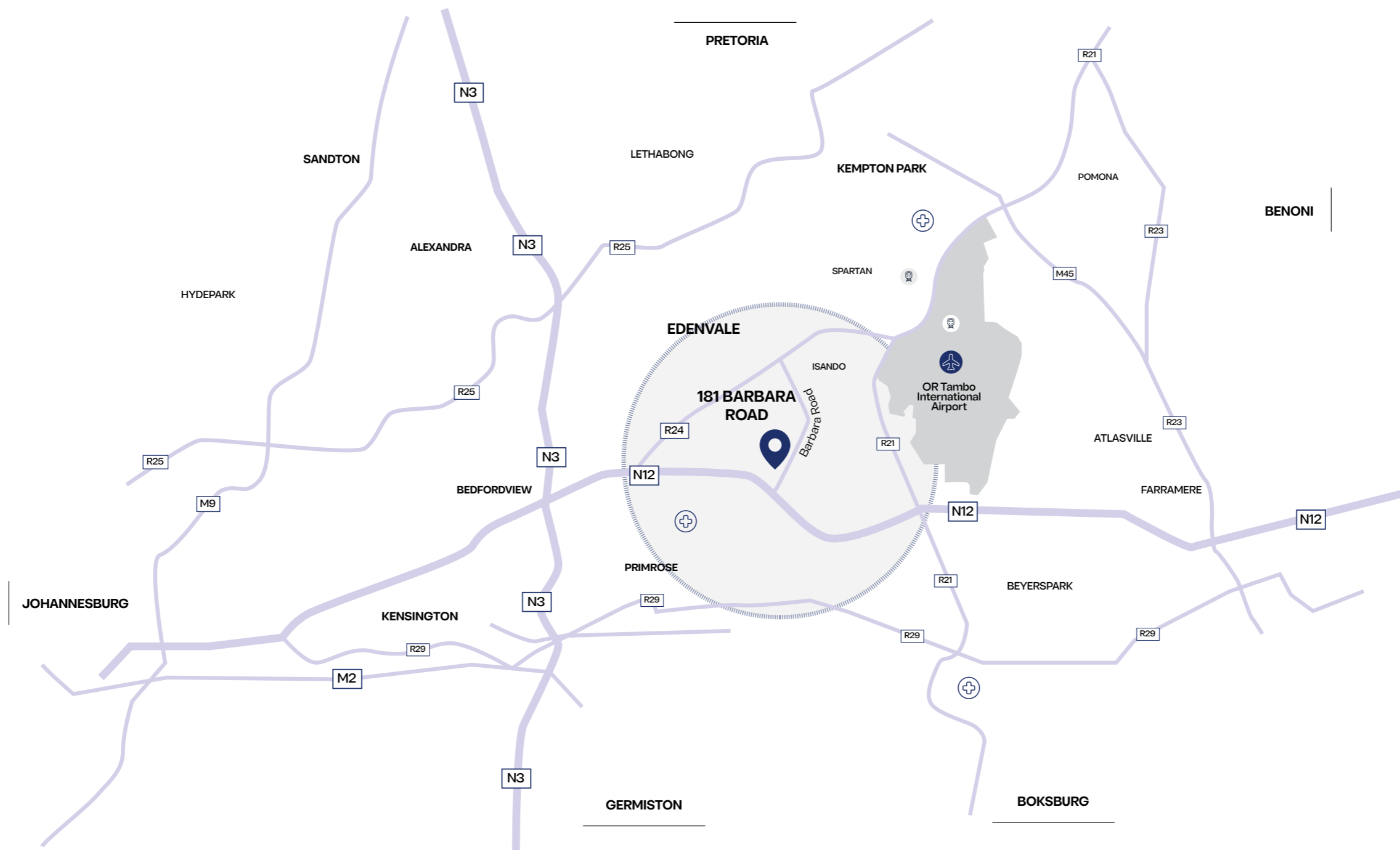
## Overview

181 Barbara Road is located in Elandsfontein, Germiston in close proximity to O.R. Tambo International Airport. Elandsfontein is a well-served industrial node with access to major highways and is encircled by the R24/R21, the N12, and Barbara Road. These routes provide easy access from all directions, as well as the opportunity for visibility for signage.

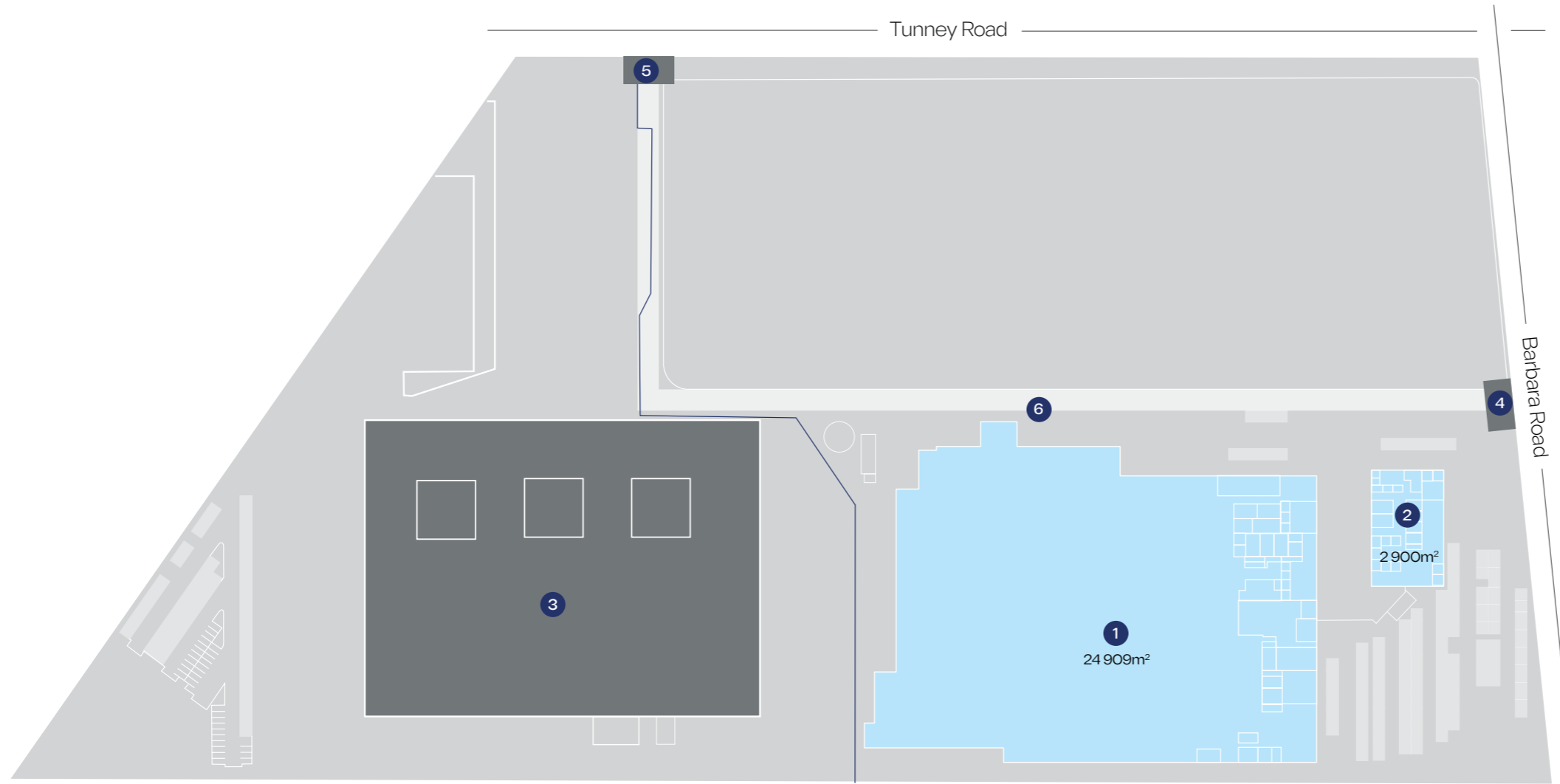
Warehouse 1 at 181 Barbara Road constitutes a large warehouse of 24 909m with an office component of 2900m, including ample parking. There are two access points into the site, being Barbara Road and Tunney Street, accommodating Superlink and large truck reticulation.

Property features include an operational borehole on site and a power supply capacity of 5 MVA for users who require high power usage.

# Locality map



# Site plan

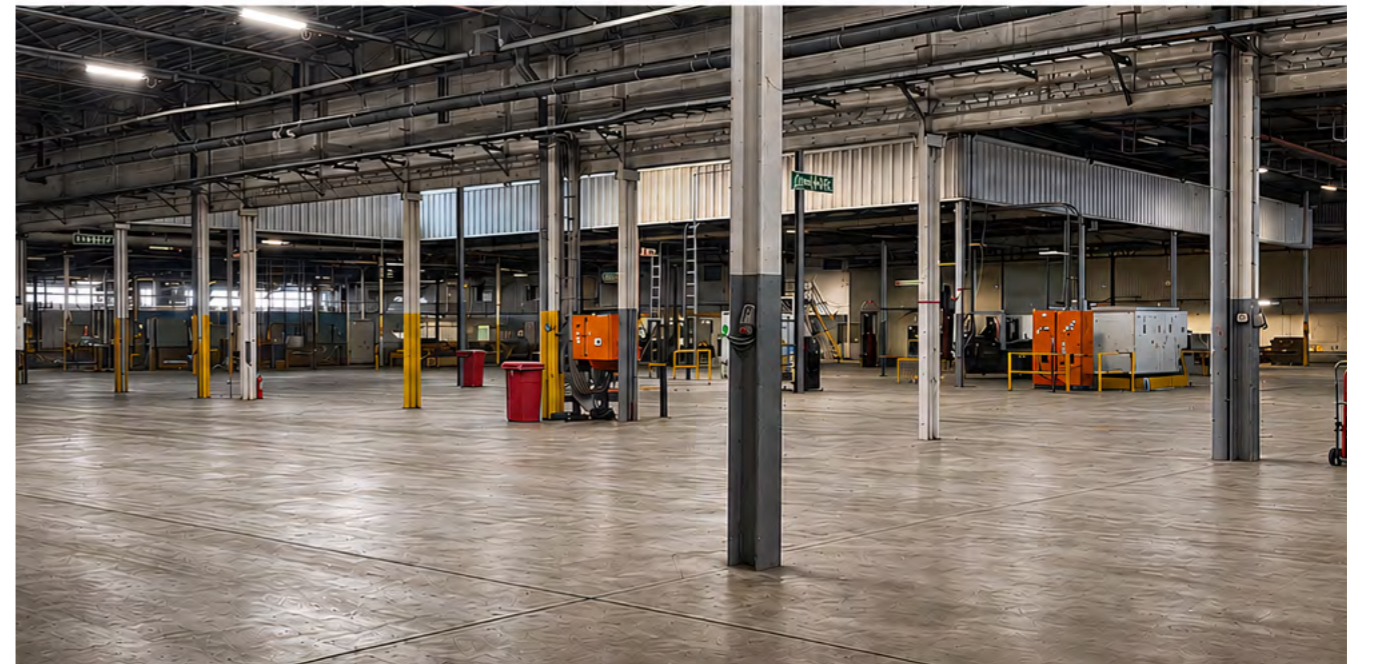


## Key

- 1 Warehouse
- 2 Office
- 3 Tenanted
- 4 Entrance 1
- 5 Entrance 2
- 6 Internal Road

Leasable Area 27 809m<sup>2</sup>

## Internal





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