

15 Pomona Road, Pomona

Transform potential

 **Burstone**
REAL ESTATE PARTNERS



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

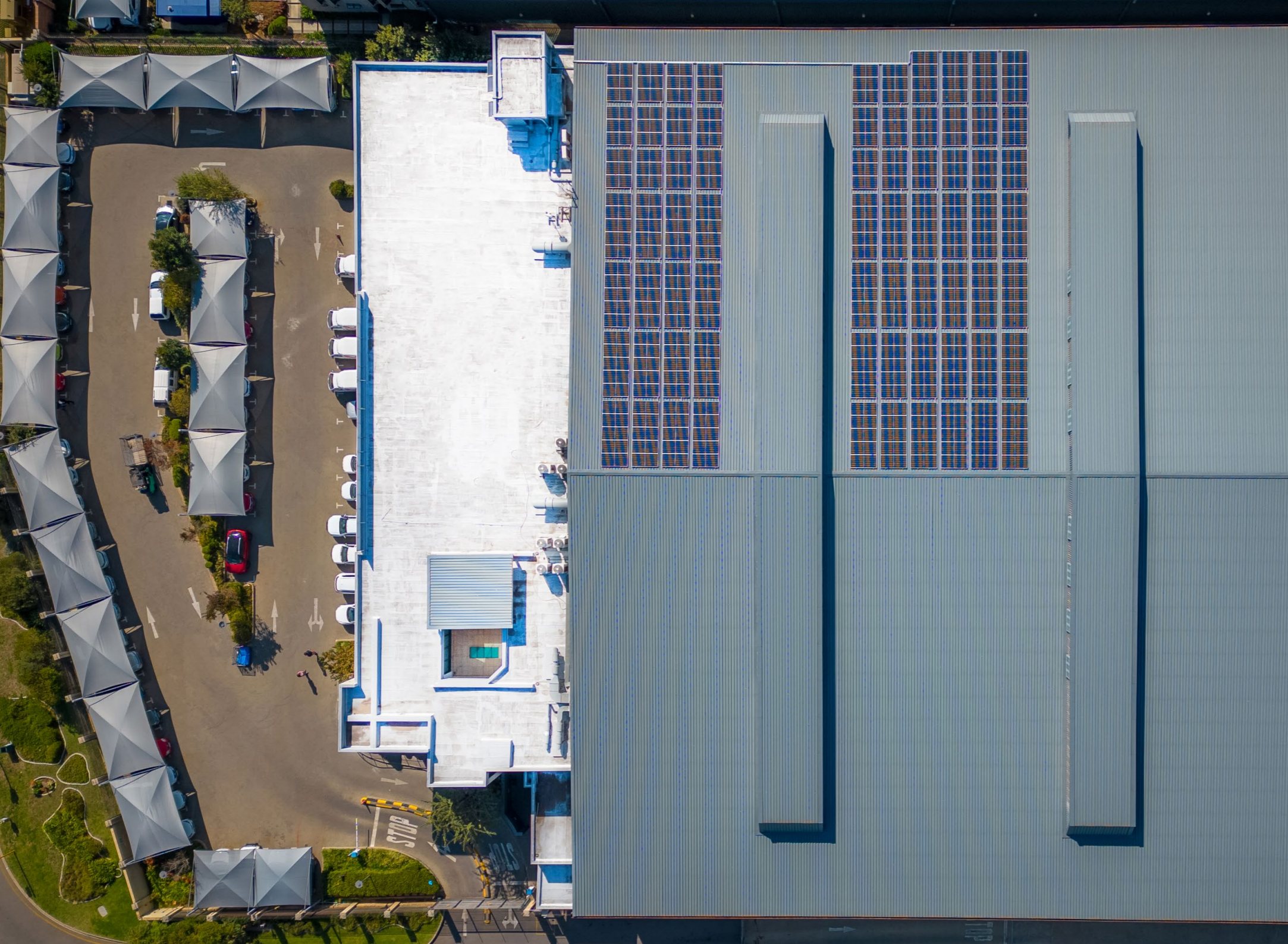
We innovate to realise the potential of space and collaborate with new partners, shifting the emphasis from assets to experiences that meet our clients' needs.

15 Pomona Road

POMONA

Vacancy	Warehouse
9038m ²	Warehouse *incl office component
Gross rental	R85.00/m ²

- Immediate access to OR Tambo via R21
- Free standing single tenancy building
- Six off-grade dock levellers, and one on-grade
- Direct frontage onto R21 highway



Overview

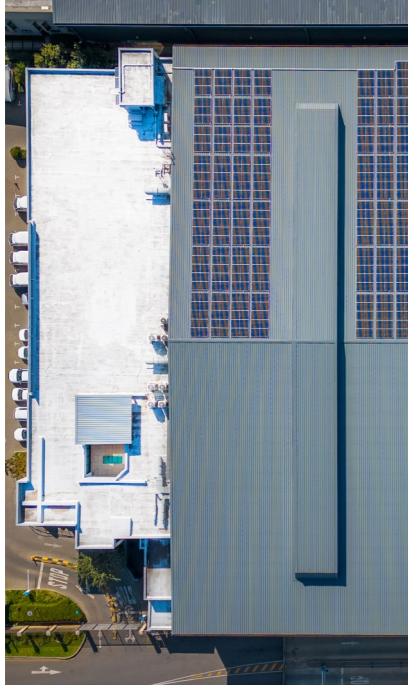
15 Pomona Road is a 9038m² high quality warehousing facility located within the highly desirable area of Pomona in the East Rand of Johannesburg. The locality offers excellent access to the OR Tambo precinct (3km) via the R21 highway, linking Johannesburg and Pretoria. The property has direct frontage onto the R21 highway, and is immediately accessed via the Pomona interchange.

The property comprises premium warehouse and office space and ample yard areas for truck circulation. The warehousing has height to eaves of 10metres and is complemented by six off-grade docks with levellers and one on-grade dock. In addition the property has solar installation of 160kw, with a 4 star best practice rating.

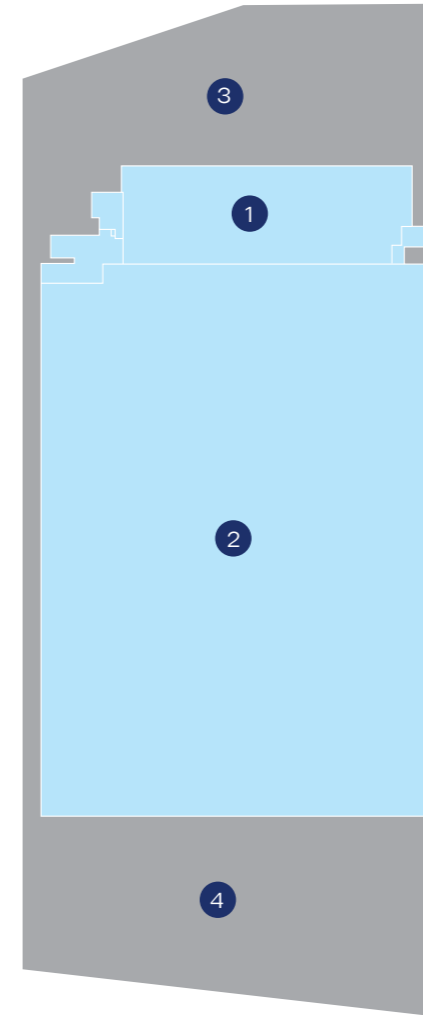
Current electricity supply:
400 amp 3 phase

Locality map





Site plan



Key

- ① Office
- ② Warehouse
- ③ Parking
- ④ Yard

Leasable area 9 038m²

Let's connect

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