

23 Nguni Drive Longmeadow Business Estate





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 Investec Property, 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.

23 Nguni Drive Longmeadow Business Estate

Premises	GLA
Warehouse	5042m ²
Office	2597m ²
Total	7640m ²
Gross rental	R65.00/m ²

* see plans for increasing storage component and/or roof height

- Signage and exposure onto N3 Highway
- Within secure access controlled estate
- Access via N3 & N25 via Modderfontein
- Eave heights of 8 metres
- On & off grade roller shutter doors with dock levellers





Overview

23 Nguni Drive is an 7,640m² industrial property ideally suited for a single user. It is located in the secure Longmeadow Business Estate, Longmeadow, a desirable, well-serviced industrial node with easy access to the N3 highway. The property has highway frontage and is well positioned to offer the occupying tenant brand exposure to all traffic travelling along the N3 highway.

The property comprises desirable industrial warehousing, with good eave heights (approximately 7 metres to eaves). It includes eight roller shutter doors with four dock levellers and a quality A-grade office component over three floors, complemented by sufficient parking bays.

Current electricity supply: 800amps available.

Locality Map



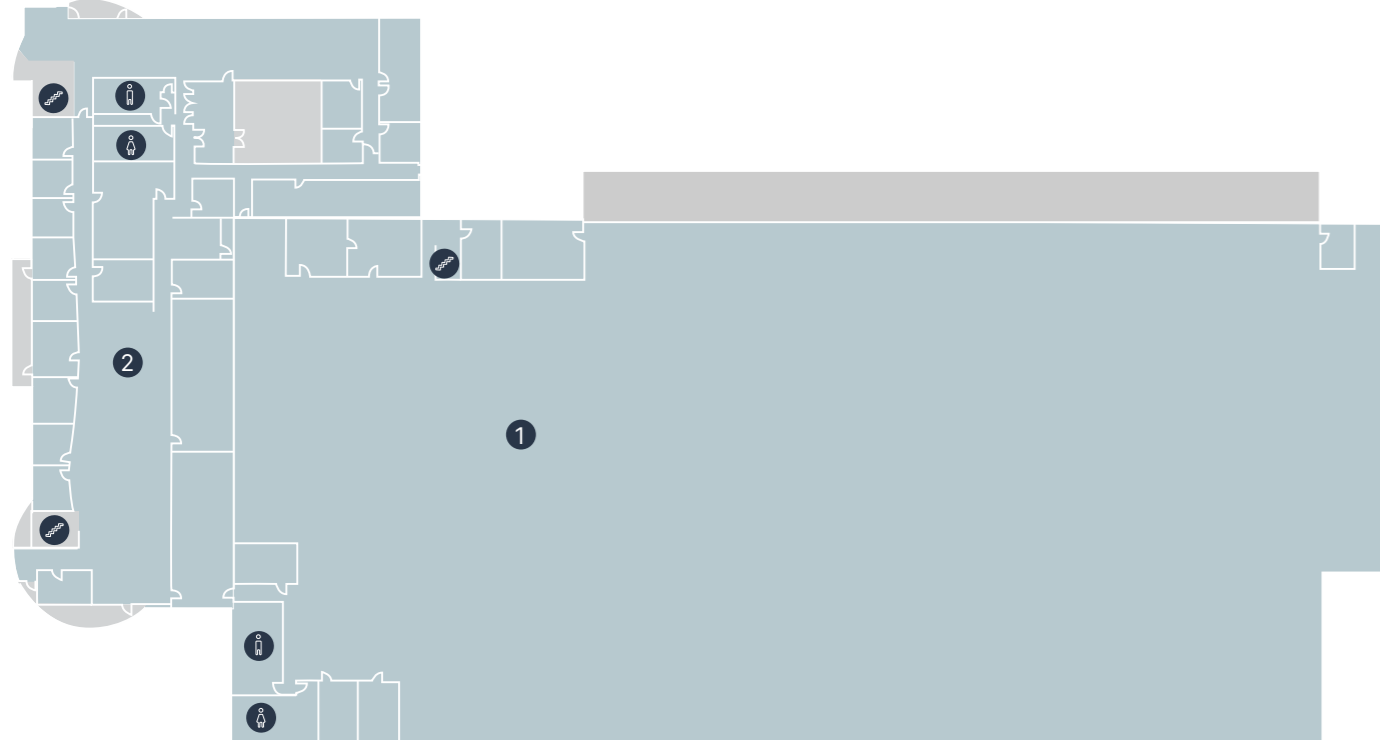
Floor Plan

Key

- ① Warehouse
- ② Office
- ♿ Ladies Bathroom
- ♿ Gents Bathroom
- 🌀 Stairs

Warehouse	5042m ²
Office	2597m ²

Leasable Area | Warehouse & Office 7640m²



Current Site Renders

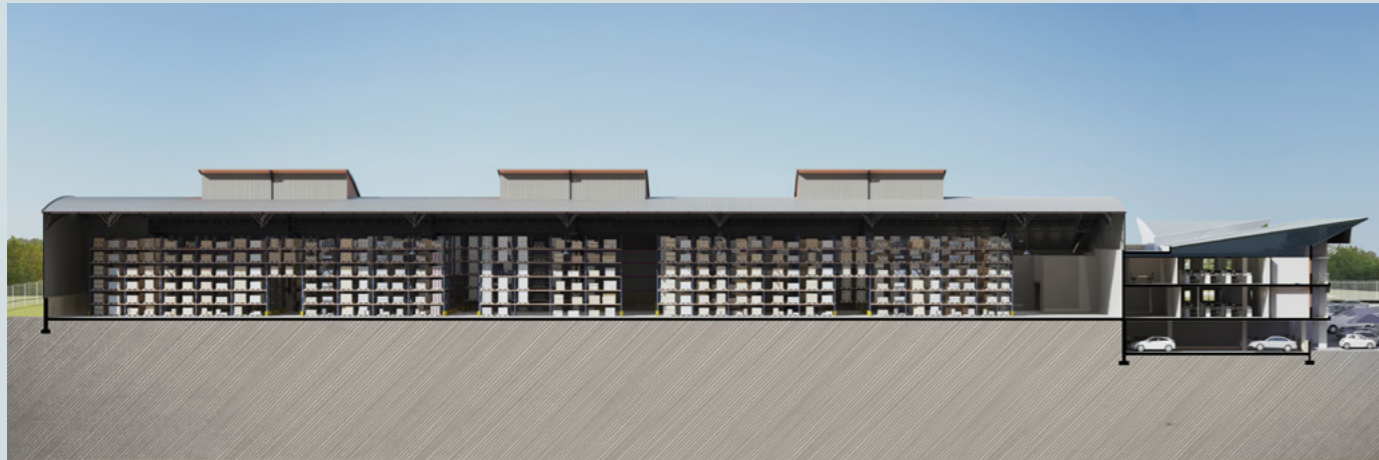


Current GLA

Warehouse	5042m ²
Office	2597m ²
Total GLA	7640m ²

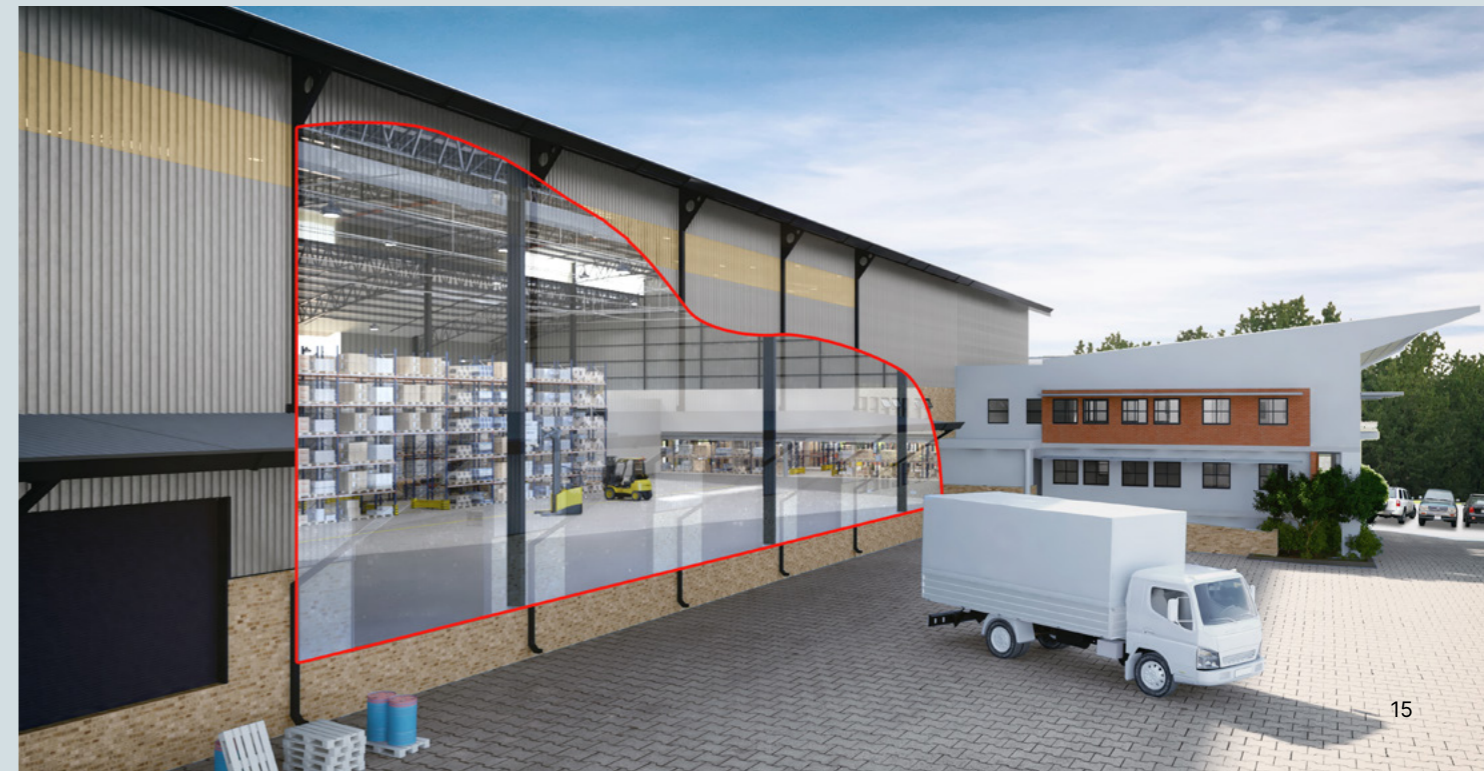
Breakthrough of warehouse into ground floor offices (for conversion to storage)

*Subject to rental adjustments



New GLA if undertaken

Warehouse	6292m ²
Office	1347m ²
Total GLA	7640m ²



Increase roof height up to 12m to eaves

*Subject to rental adjustments



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