

# 23 Nguni Drive Longmeadow Business Estate

Transform potential

 **Burstone**  
REAL ESTATE PARTNERS



## Transform potential

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.

# 23 Nguni Drive

## LONGMEADOW BUSINESS ESTATE

Vacancy	GLA
Warehouse	5042m <sup>2</sup>
Office	2597m <sup>2</sup>
<b>Total</b>	<b>7640m<sup>2</sup></b>
Gross Rental	R78/m <sup>2</sup>

- 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
- Power supply of 800amp 3 phase



## Overview

23 Nguni Drive is an 7,640m<sup>2</sup> 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 c.8m to eaves). It includes eight roller shutter doors including 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

23 Nguni, Longmeadow Business Estate

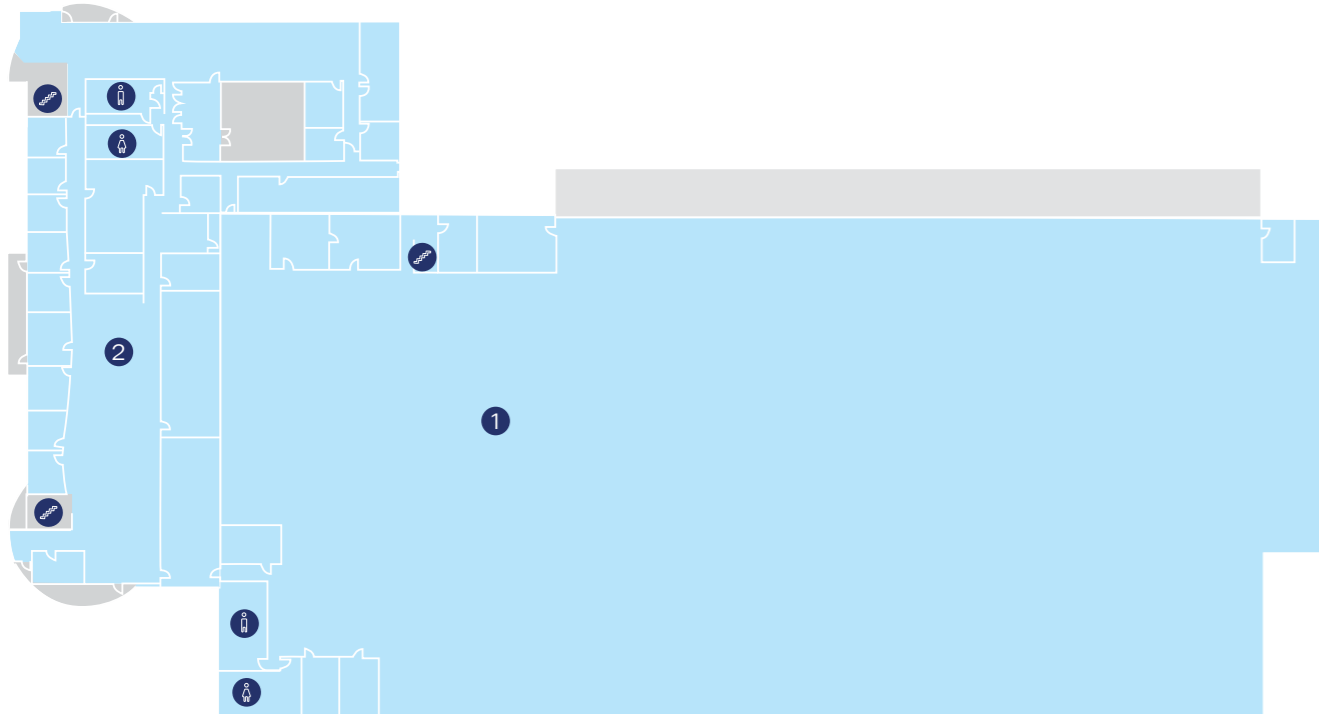


# Floor Plan

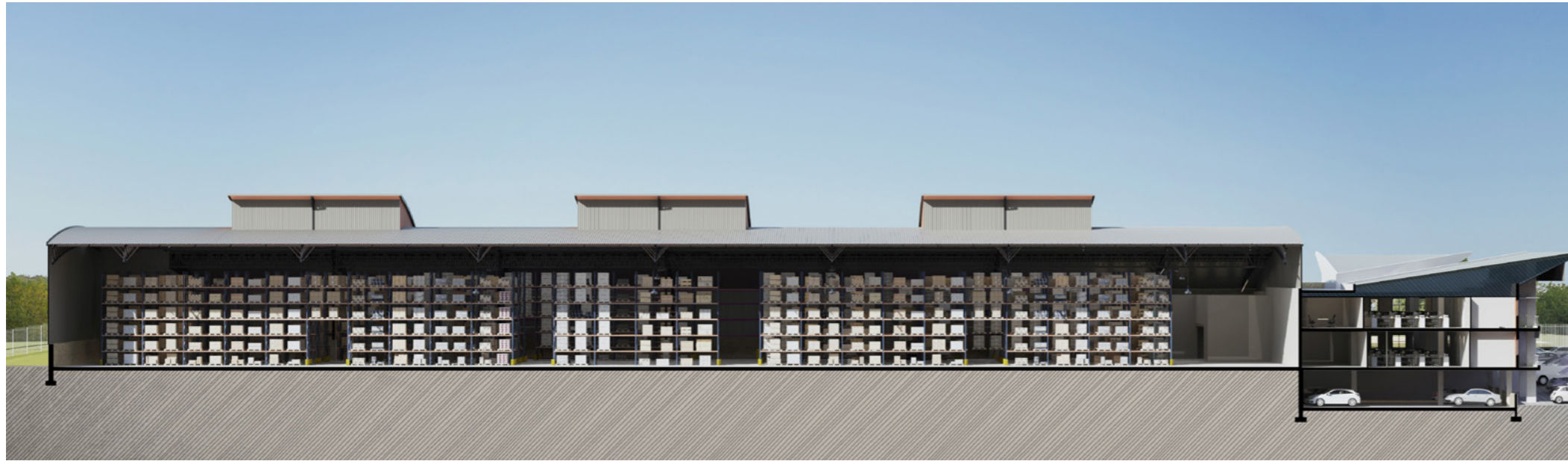
## Key

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

Warehouse	5042m <sup>2</sup>
Office	2597m <sup>2</sup>
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Leasable Area   Warehouse & Office	7640m <sup>2</sup>



## Render | Current Site



## Current GLA

Warehouse	5 042m <sup>2</sup>
Office	2 597m <sup>2</sup>
<b>Total GLA</b>	<b>7 640m<sup>2</sup></b>



Render | Need additional storage?



Ground floor conversion

Breakthrough of warehouse into ground floor offices

\*Subject to rental adjustments

New GLA if undertaken

Warehouse	6 292m <sup>2</sup>
Office	1 347m <sup>2</sup>
<b>Total GLA</b>	<b>7 640m<sup>2</sup></b>





# Render | Need more roof height?



## Increase Roof Height

Option Increase roof height up to c.12m to eaves

\*Subject to rental adjustments & council approvals





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