



10 Jansen Road, Jet Park

Transform potential



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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.

10 Jansen Road

JET PARK

Vacancy	Warehouse
19 294m ²	Warehouse *incl small office component
Gross rental	R68.00/m ²

- Accessed via R21 with access to OR Tambo
- Eave Heights from 10m to 16m
- Power : 1000AMPS
- 15 x off grade docks & 5 x on grade docks
- Dedicated yard area
- Super link access



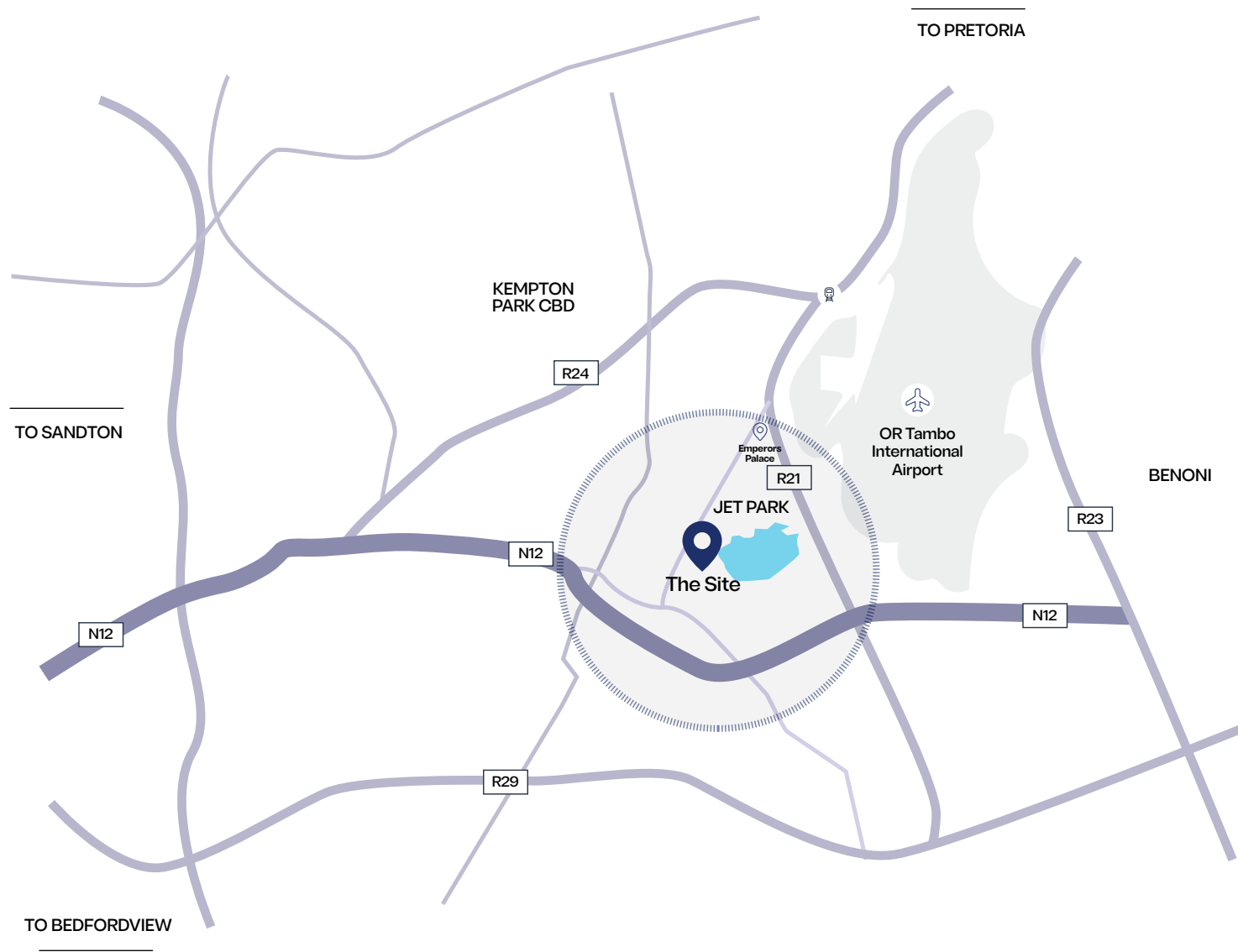
Overview

10 Jansen Road is a 19 294m² high quality warehousing facility located within the highly desirable area of Jet Park in the East Rand of Johannesburg. The locality offers excellent access to the OR Tambo precinct (5km) via the N12 & R21 highways, linking Johannesburg and Pretoria.

The property comprises premium warehouse and small office space with yard areas for truck circulation. The warehousing has height to eaves of 10 to 16 metres and is complemented by 15 off-grade docks with and 5 on-grade docks.

**Current electricity supply:
1000 amp 3 phase**

Locality map





Site plan

Key

- 1 Warehouse
- 2 Office
- 3 Ancillary

Leasable Area 19 294m²





Increase Roof Height

Option to increase roof height to c.15m
*Subject to rental adjustments & council approvals



EXISTING OFFICES TO
BE REMOVED TO CREATE
DRIVE-AROUND TRUCK
ACCESS

Full site circulation

Option to provide full site circulation with removal of office block of c.1250m²

*Subject to rental adjustments



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