

25 Nguni Drive Longmeadow Business Estate

Transform potential



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.

25 Nguni Drive

LONGMEADOW BUSINESS ESTATE

Vacancy	GLA
Warehouse & Mezzanine	10 676m ²
Storage	808m ²
Office	1 604m ²
Total	13 088m²
Gross Rental	R78/m ²

- Signage and exposure onto N3 Highway
- Within secure access controlled estate
- Access via N3 & N25 via Modderfontein
- Eave heights of 13 metres
- On & off grade roller shutter doors with dock levellers
- Power supply of 800amp 3 phase



Overview

25 Nguni is a 13,088m² industrial property ideally suited for a single user. It is located in the secure Longmeadow Business Estate, a desirable, well-established industrial node. The property is easily accessible and in close proximity to major routes namely; the N3 highway and the R25 Modderfontein, allowing for easy access to Sandton, Johannesburg CBD and the East Rand. The property itself has highway frontage and is well positioned to offer the occupying tenant brand exposure to the traffic travelling along the N3 highway.

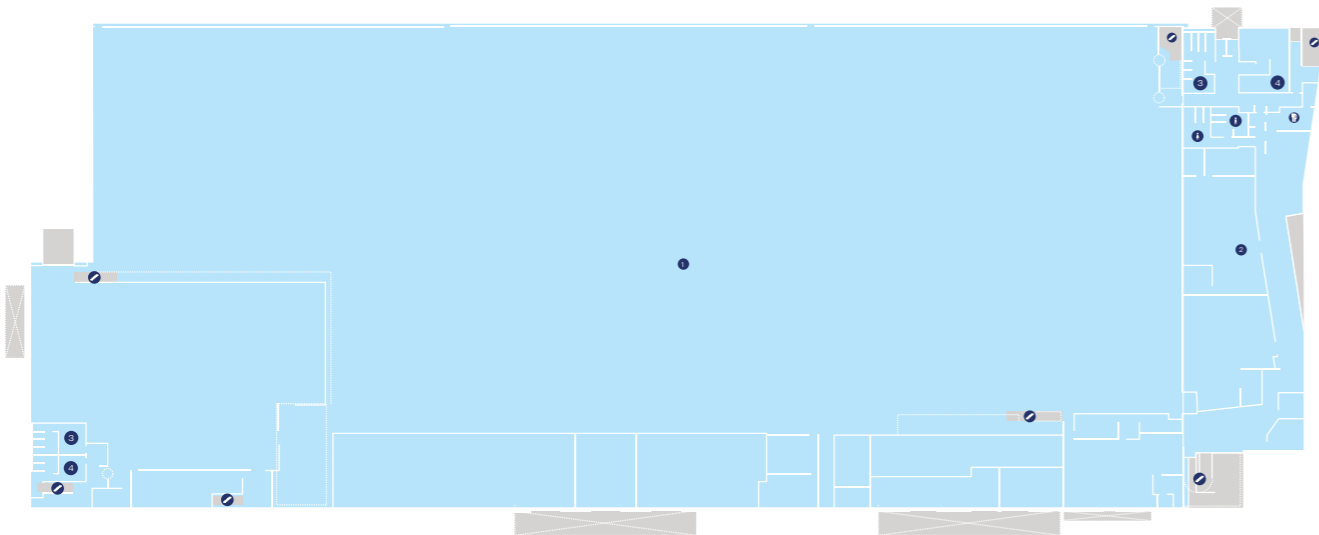
The property comprises of quality industrial warehousing and office space. The warehouse has good eave heights of approximately 13 meters offering the ability to rack the premises to suit various business requirements. The warehouse of 10 676m² and storage of 808m² also has sufficient on and off-grade roller shutter doors with dock levellers. The A-grade office space is approximately 1604m² over two floors facing the N3 highway, and is complemented by ample parking bays.

Current electricity supply: 800amp three phase

Locality map



Floor Plan



Warehouse & Mezzanine	10,676m ²
Storage	808m ²
Office	1,604m ²
Total	13,088m²





Let's connect

Daniel des Tombe

ASSET MANAGER

072 535 0942
daniel.destombe@burstone.com

Dennis Helyar

LEASING

083 604 0535
dennis.helyar@burstone.com

burstone.com

This brochure is issued by Burstone Group Limited. The information contained in this document has not been independently verified. Accordingly, no representation or warranty express or implied, is being made or given as to the accuracy or completeness of the information or opinions and no responsibility is accepted for any such information or opinions. The information contained in this document is subject to completion, revision, verification and amendment without notice. This document is confidential and may not be reproduced (in whole or in part) or be disclosed to any third party without the prior written consent of Burstone Group Limited. Burstone Group Limited, a company incorporated in South Africa, registration number 2008/011366/06.