

SPECULATIVE DISTRIBUTION CENTRE AT EQUITES PARK: MILL ROAD

6,000m² WAREHOUSE AT EQUITES PARK MILL ROAD – BELLVILLE SOUTH
AVAILABLE FROM MAY 2019



EQUITES PARK: MILL ROAD

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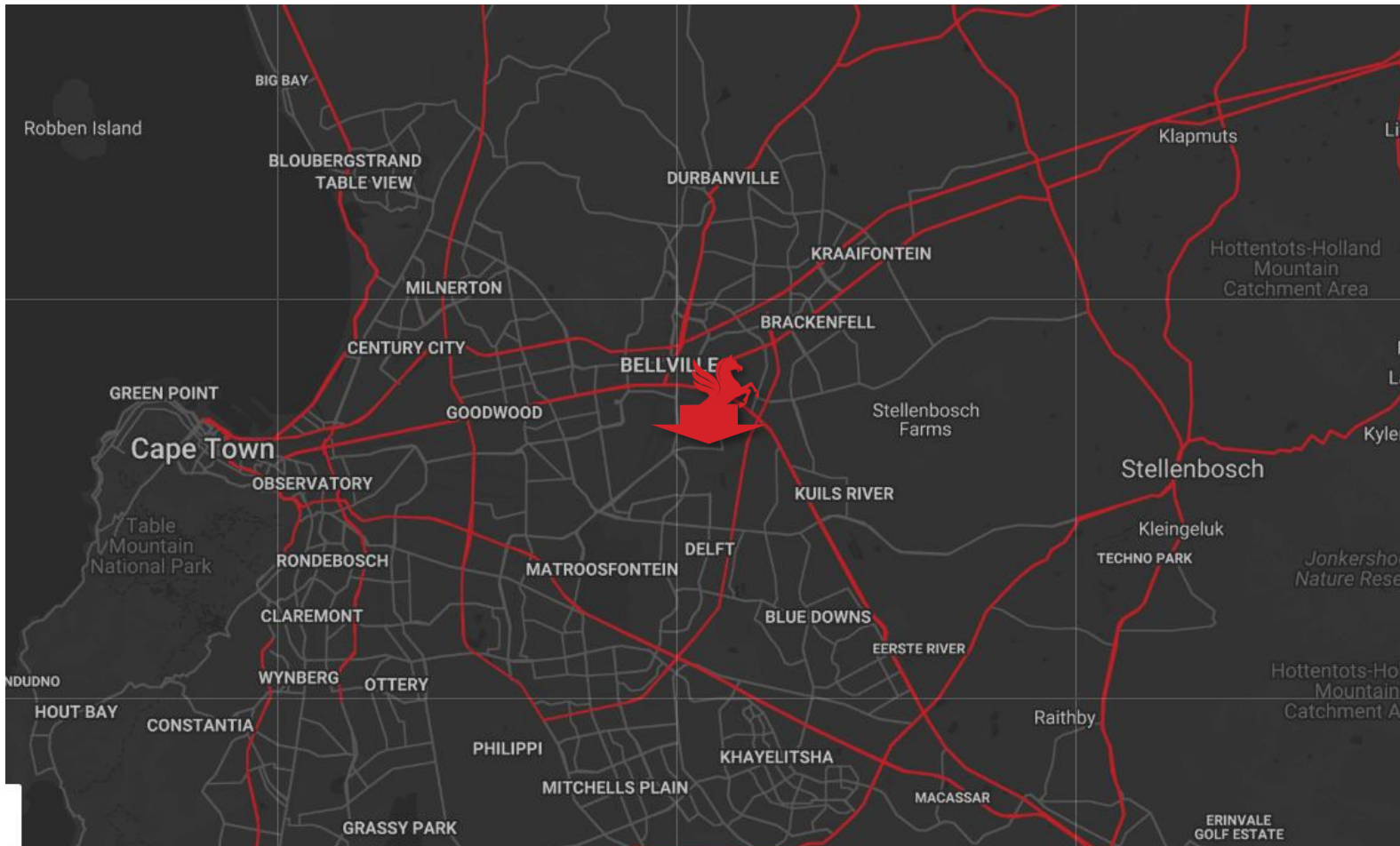
EQUITES PARK: MILL ROAD

LOCATION DETAILS

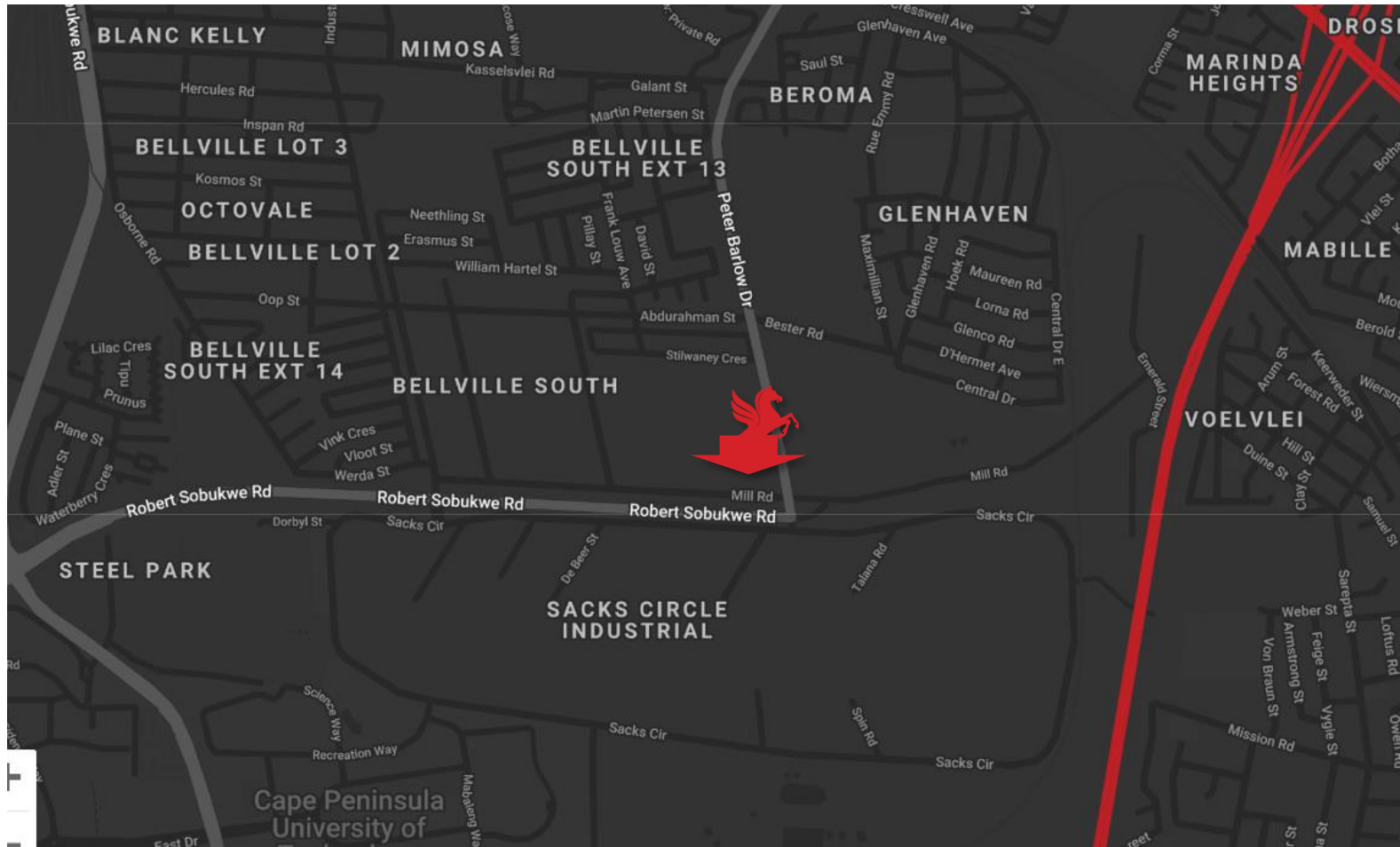
LOCATION

- Situated on Mill Road in Bellville South with excellent access to the N1, N2 and R300.
- Access to main highways are via the well known and free flowing Peter Barlow Drive and Robert Sobukwe Road.
- The development is situated a mere 12 minutes away from the airport and only 30 minutes from the harbour.
- There is a strong labour pool in close proximity to the development with excellent access to public transport.
- The area is well known by logistics users and is a well established node.
- The existing estate tenants include Digistics and East Balt Bakery.

EQUITES PARK: MILL ROAD MACRO LOCATION



EQUITES PARK: MILL ROAD MICRO LOCATION



EQUITES PARK: MILL ROAD SITE PLAN



EQUITES PARK: MILL ROAD

SPECIFICATION DETAILS

EQUITES BASE SPECIFICATIONS INCLUDED IN NET RENTAL RATE

- Perimeter walls of the warehouse constructed using Tilt-up.
- Clear springing height of 10,5 meters
- 3 docked doors with the ability to increase to 5.
- 2 on-grade doors with the ability to increase to 4
- 5m canopies included over docked doors and 22m canopies over the on-grade doors.
- Sectional doors with viewing panels on all doors.
- Kelley dock levelers imported from the USA and locally assembled.
- Ample concrete yard space with 42m turning circles
- LED lights to the warehouse.
- Mechanically ventilated warehouse.
- Maximum flexibility with fewer columns.
- Translucent sheeting allowed for natural light on vertical surfaces.
- Insulation to roof area only, compliant with ASIB 11th edition.
- Fully sprinkled warehouse connected to shared back up pumps and tanks with the provision of a valve chamber enabling connection points for in-rack sprinklers.
- FM2 Floor per the TR 34 4th edition (FM 2 special per the TR 34 3rd edition).
- Floor load bearing capacity of minimum 60Kn/m².

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AREA SCHEDULE

SUMMARY OF AREAS AND NET RENTALS

WAREHOUSE: 5,227 m²

OFFICES: 366 m²

OFFICE MEZZ: 422 m²

GATEHOUSE: 40 m²

TOTAL GRA: 6,055 m² at R65 per m²

EQUITES PARK: MILL ROAD **PERSEPECTIVE**



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