

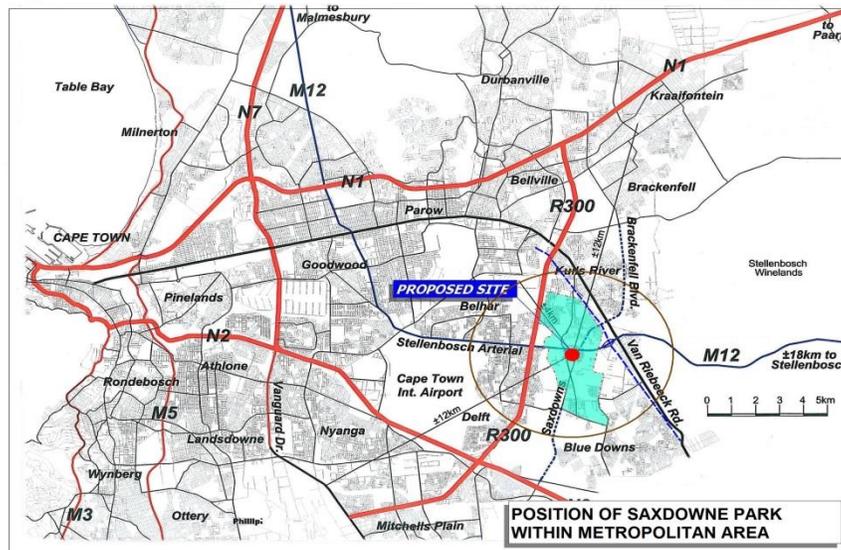
SAXDOWNE BUSINESS PARK 2016



CONTEXT & LOCATION

The Saxdowne Business Estate is situated south of Kuils River (Cape Town) at the intersection of Stellenbosch Arterial Road and Saxdowne Road. The ease of access to the N1 and N2 National road Network via the R300, make this an ideal location for logistics facilities and warehousing.

Business Park property is very much a location-critical asset and with Saxdowne Park's proximity to the Cape Town Airport and major arterials such as the R300 and N1/N2, National roads have already generated interest from warehousing and distribution type users.



Saxdowne Park has been fully serviced and provides for a range of land parcels to respond to and satisfy specific user requirements.

SAXDOWNE BUSINESS PARK 2016



The land at Saxdowne Park is relatively flat, with excellent exposure, high visibility and convenient access on Saxdowne and Stellenbosch Arterial Roads.

Stellenbosch Arterial Road forms the main link between the Cape Town International Airport, Kuils River, Stellenbosch and established industrial areas such as Blackheath, Saxenburg Park, and Airport Industria.

Access to the node is provided by two access points off Saxdowne Road, linking the Stellenbosch Arterial Road via a high order signalised intersection.

The entire property covers an area in excess of 12 hectares with a potential development bulk of approximately 42 000m² GLA of commercial/ business space, once completed.

DEVELOPMENT SITES



INTAPROP

PROPERTY DEVELOPMENT
AND INVESTMENT

DEVELOPMENT DETAILS



Site A

Site Extent	18 867m ²
Zoning	Business 1 with consent for warehousing
Dev Potential (GLA)	8000 – 9000m ²

Site B

Site Extent	16 236m ²
Zoning	Business 4 - warehousing and trade services
Dev Potential (GLA)	7 000 – 8 000m ²

Site C

Site Extent	18 251m ²
Zoning	Business 4 - warehousing and trade services
Dev Potential (GLA)	8 000 – 9 000m ²

All three (3) sites can be subdivided allowing customisation for specific clients' requirements