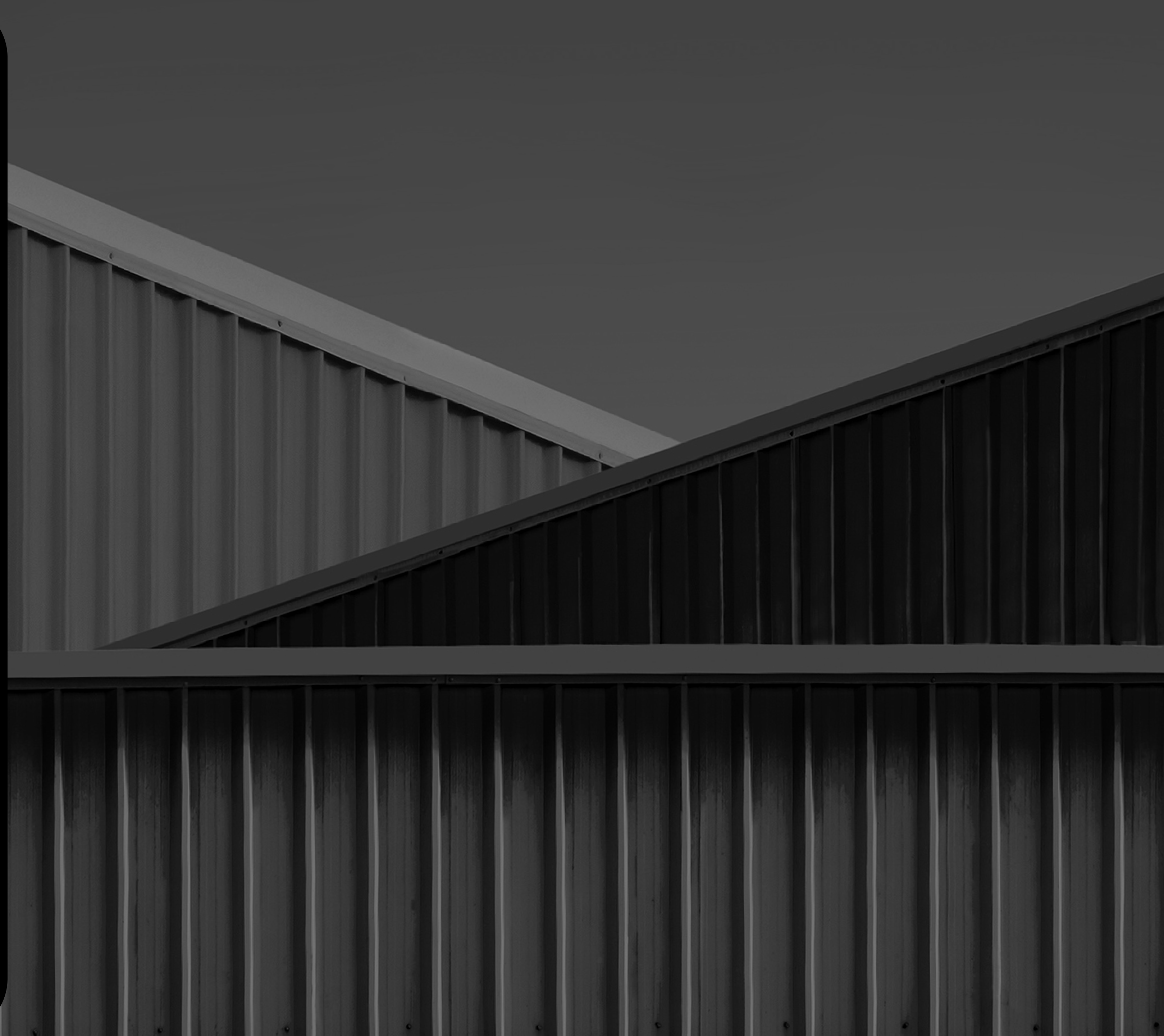
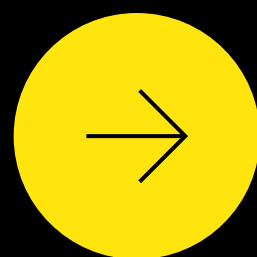




WAREHOUSE DEVELOPMENT

Saxdowne Industrial





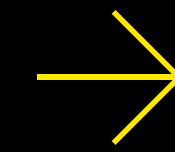
We build more than just buildings.

We build partnerships.

We build wealth.

We build future success,

not just for us,

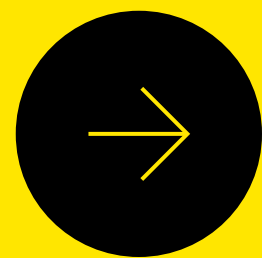


but for our partners.



OVERVIEW

Saxdowne Industrial Zone



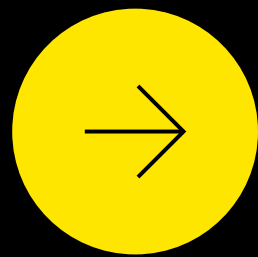
IN THE ZONE

Ideally located in the Western Cape within the City's **leading industrial node**, Saxdowne Industrial Zone will occupy a **highly visible** and prominent location along the Stellenbosch Arterial Road within **close proximity of the R300**, providing easy access to the freeway network and other major arterials. Coupled with this location and Heartwood's commitment to **sustainable design**, occupiers will be perfectly placed for **sustained operational efficiencies**.



SAXDOWNE WAREHOUSE

Property Overview



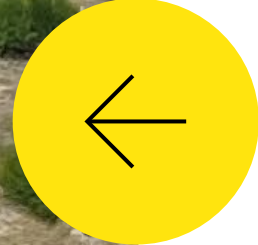
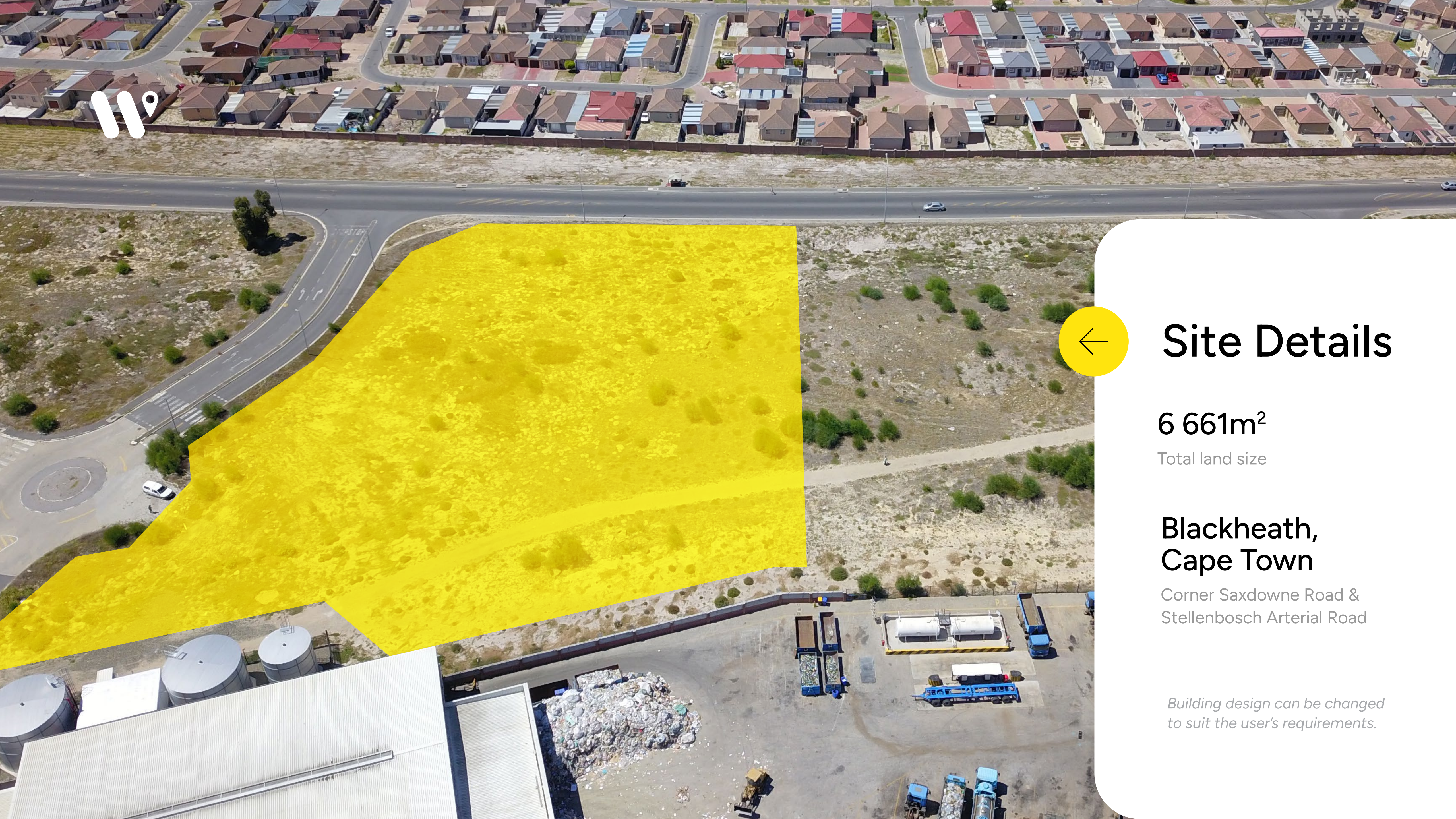
Watch Video





PROPERTY OVERVIEW

Saxdowne Industrial Zone provides a strategic position for all warehousing, light manufacturing and light industrial businesses. The development offers **warehouse** and **yard space**, accompanied by a **two storey north-facing office block** and **parking**. Perimeter fencing with controlled access/egress to each site will ensure a **safe and secure** environment for the occupants.



Site Details

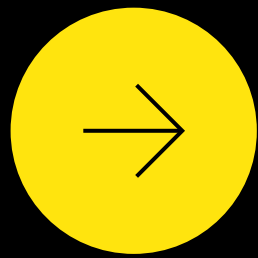
6 661m²

Total land size

**Blackheath,
Cape Town**

Corner Saxdowne Road &
Stellenbosch Arterial Road

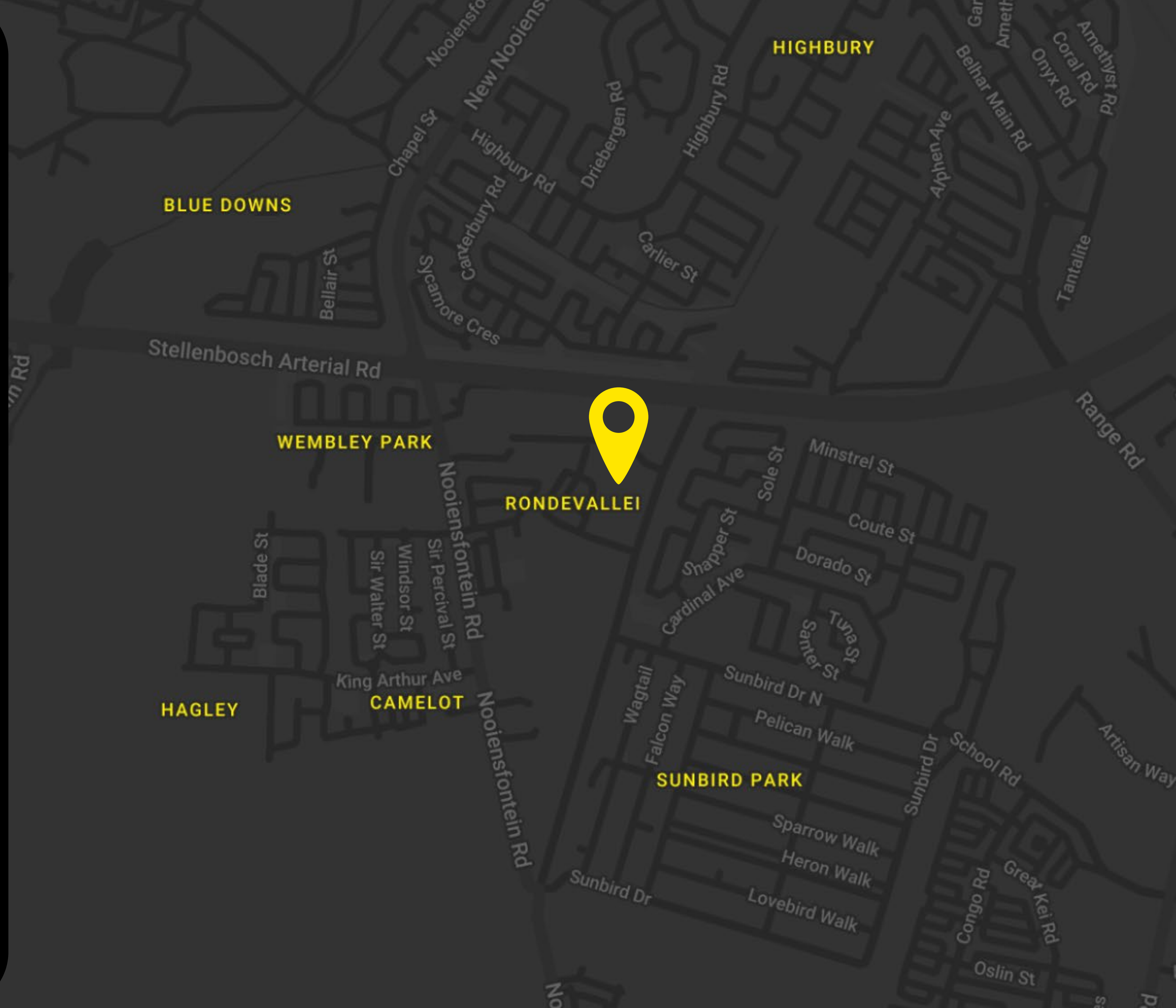
*Building design can be changed
to suit the user's requirements.*



Property Location

Corner of Saxdowne Road and Stellenbosch Arterial, Rondevallei, Blackheath, Cape Town

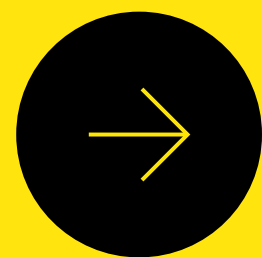
[Google Maps](#)





SAXDOWNE WAREHOUSE

Lease Details



7 years

With a 7 year renewal option

4 112m²

Warehouse total size

3rd Quarter 2024

Occupation

Fire tanks & sprinklers

Included

R78/m² (ex vat)

Monthly rental

8%

Annual escalation

R7,50/m² (est) (ex vat)

Monthly operating costs

Generator & solar PV

Additional



SAXDOWNE WAREHOUSE

Two Building Layout Options



Watch Video

01

OPTION 1

Single Large Warehouse

4 112m²

Total size

02

OPTION 2

4 Smaller Units

1 000m² each

Approximate size per unit

4 040m²

Total size combined



01

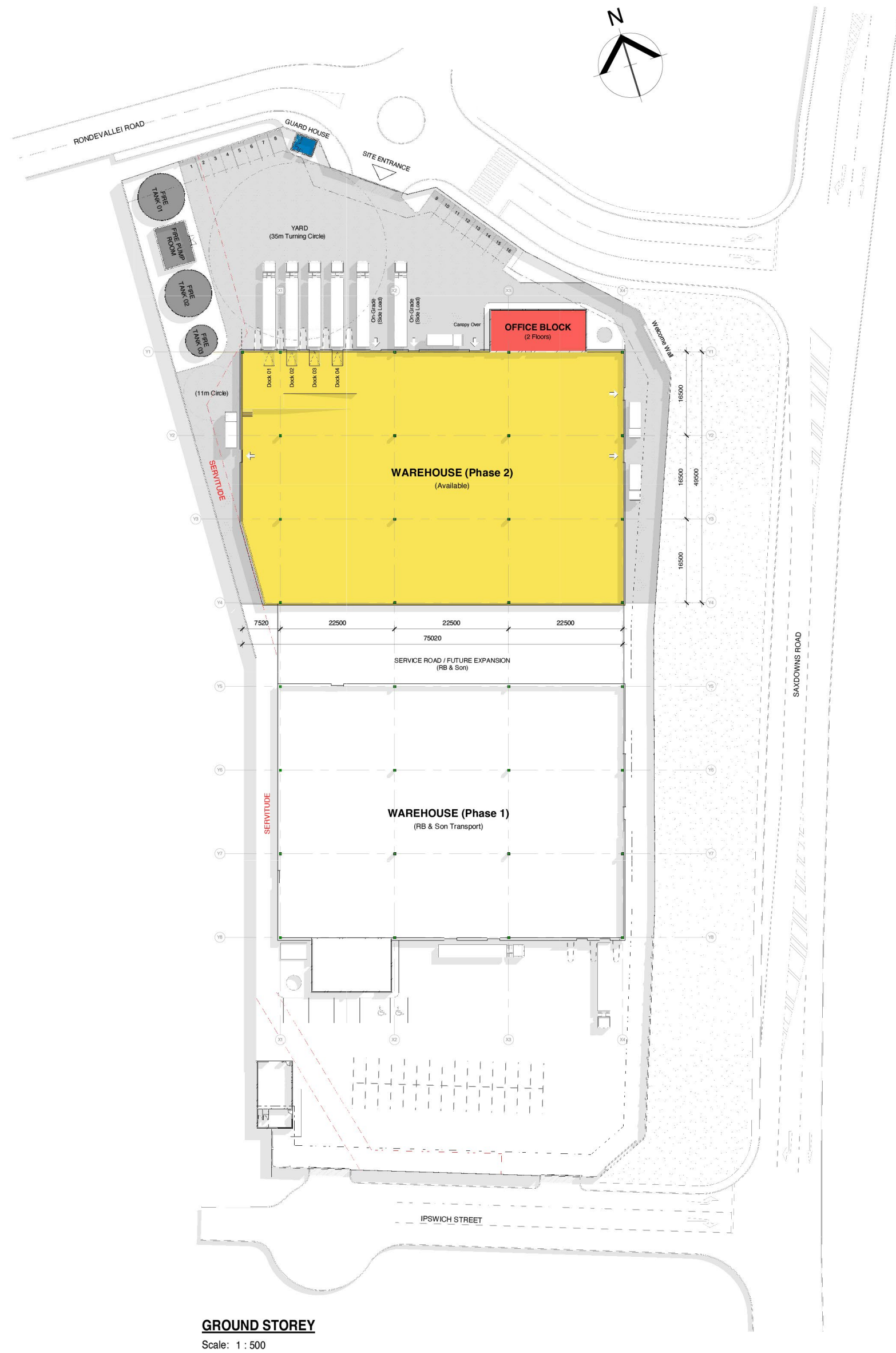
OPTION 1: SINGLE LARGE WAREHOUSE





01

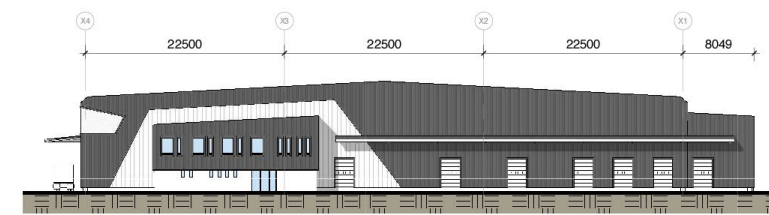
OPTION 1: SINGLE LARGE WAREHOUSE



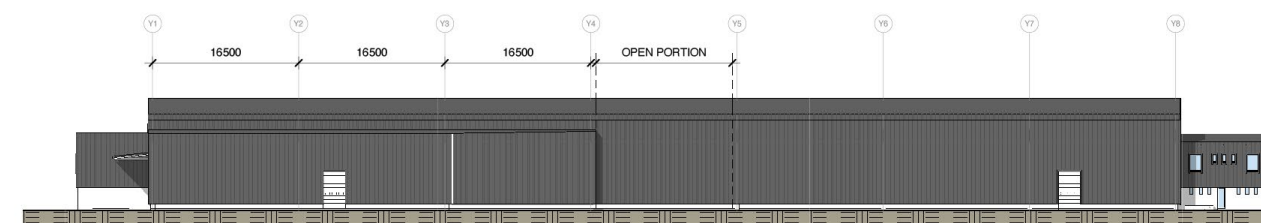
SAXDOWNE INDUSTRIAL - PHASE 2 AREA SCHEDULE			
REF:	NAME:	CLASS:	AREA:
	WAREHOUSE RENTABLE AREA	J2	3 800,79 m ²
	OFFICE BLOCK - GROUND FLOOR	G1	150,00 m ²
	OFFICE BLOCK - FIRST FLOOR	G1	150,00 m ²
	GUARD HOUSE	G1	12,13 m ²
TOTAL AVAILABLE GLA:			4 112,92 m²
<small>All areas calculated as per SAPQA Offices and SAPQA Industrial Guidelines</small>			

AVAILABLE YARD AREA	-	± 2 500 m ²
EXISTING FIRE PUMP ROOM & TANKS	-	210 m ²

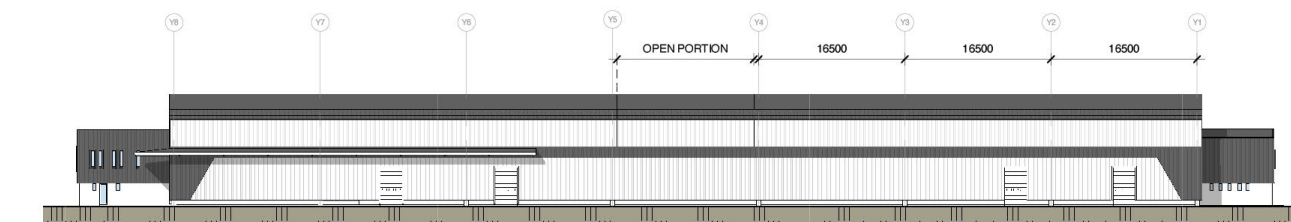
Office Parking Bays	8 bays
Warehouse Parking Bays	8 bays
TOTAL AVAILABLE PARKING:	16 bays



NORTH ELEVATION
Scale: 1 : 500



WEST ELEVATION
Scale: 1 : 500



EAST ELEVATION
Scale: 1 : 500

REVISIONS			
NO.	DATE	DESCRIPTION	BY

SLT ARCHITECTS

CLIENT:
HEARTWOOD PROPERTIES

PROJECT:
**ERF 4132, SAXDOWNS ROAD, HAGLEY,
WESTERN CAPE, SOUTH AFRICA**

PURPOSE OF ISSUE:
FOR INFORMATION

DRAWING:
PHASE 2 PROPOSAL - AREA PLAN

PROJECT NUMBER:
-

SCALE	As Indicated	DRAWN	R Muller	SIZE
DATE	16.05.2023	CHECKED	N Marx	A1
DRAWING	01 001			REV

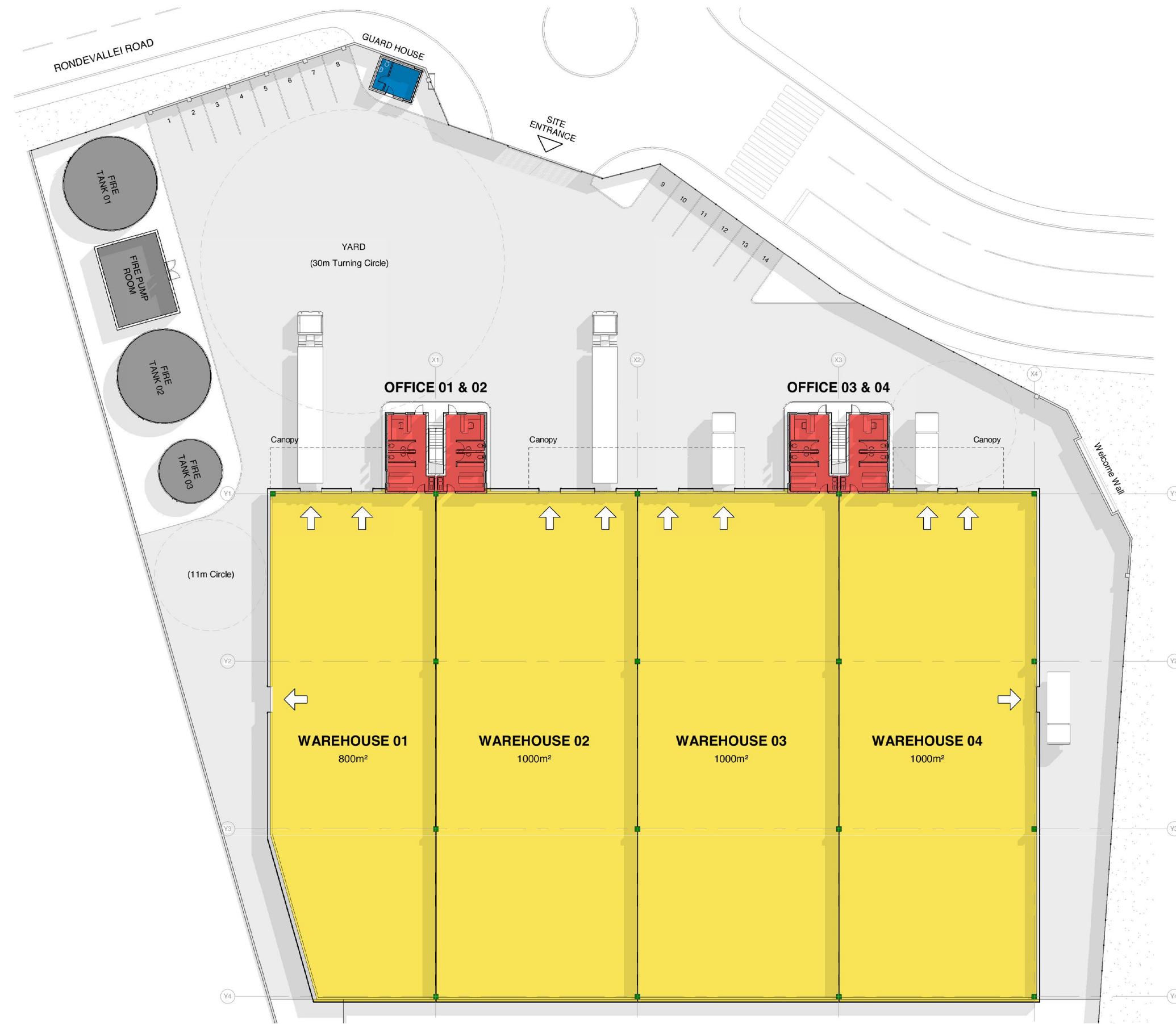
PLOTTED: 2023/05/16 16:54:47
W:\DATA\2023 - John Hill Warehouse\01 Saxdowne Phase 2\02.05.16 (Counter Copy)\Sheet File\SAXDOWNE Phase 2.rvt

This is a REVIT generated drawing. Drawings must not be scaled. Figured dimensions only may be used. Dimensions should be verified on site and any discrepancies or ambiguities reported to the Architects immediately. This drawing is copyright and the property of SLT ARCHITECTS and must not be retained, copied or used without authority.

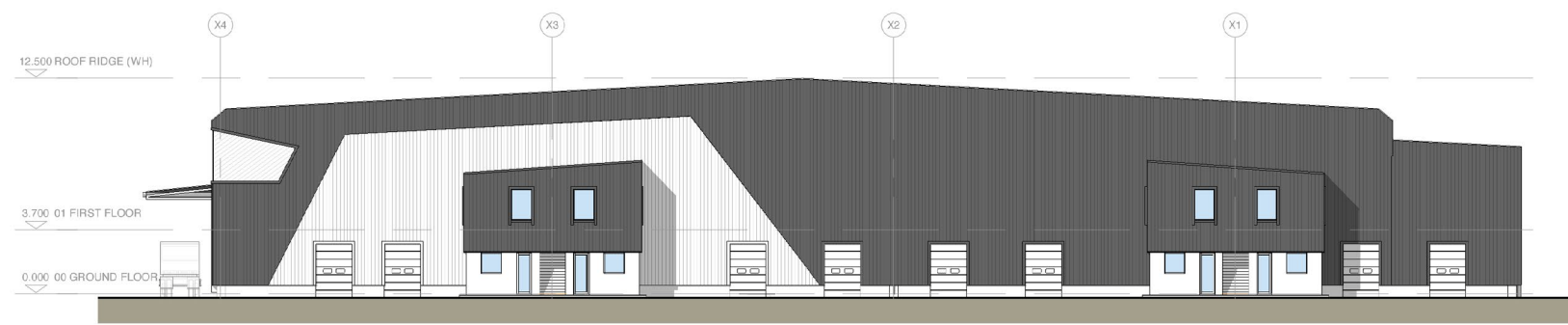


02

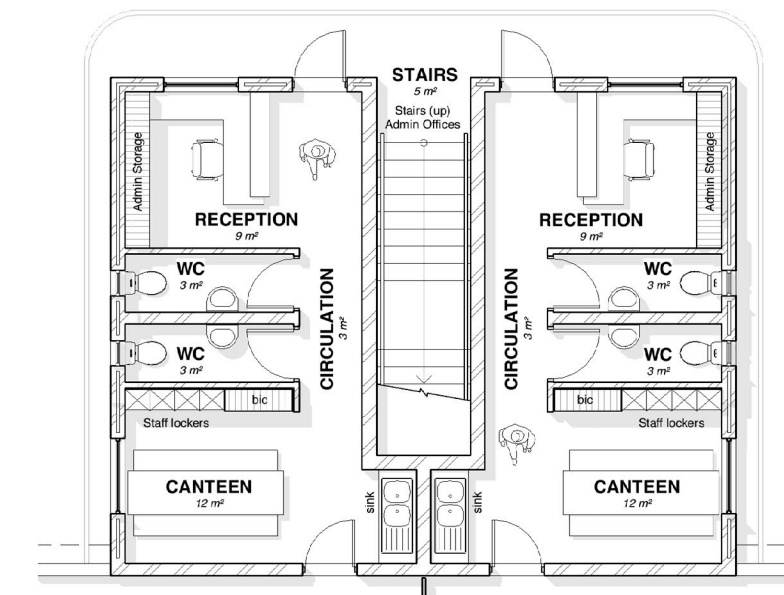
OPTION 2: 4 SMALLER UNITS



WAREHOUSE FLOOR PLAN

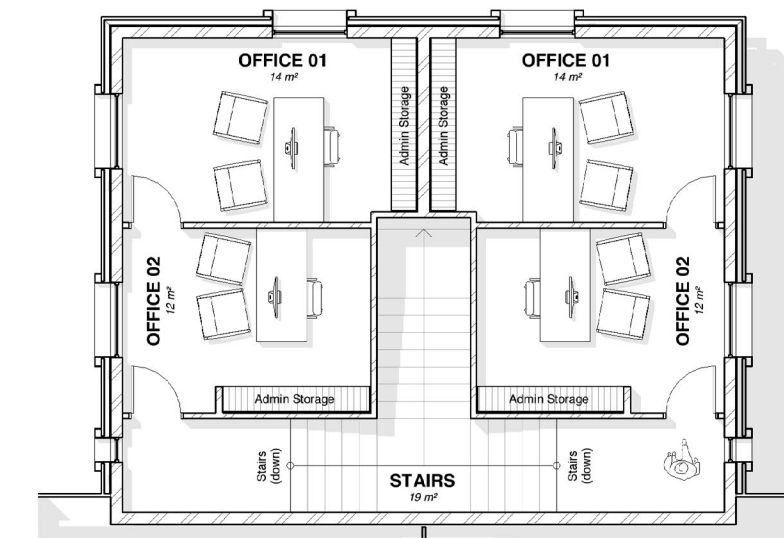


ELEVATION



OFFICE GROUND FLOOR

Scale: 1 : 100



OFFICE FIRST FLOOR

Scale: 1 : 100

SAXDOWNE INDUSTRIAL - PHASE 2 AREA SCHEDULE			
REF:	NAME:	CLASS:	AREA:
	WAREHOUSE 01	J2	800,00 m ²
	OFFICE 01	G1	57,00 m ²
TOTAL AREA (Tenant 01)			857,00 m²
	WAREHOUSE 02	J2	1 000,00 m ²
	OFFICE 02	G1	57,00 m ²
TOTAL AREA (Tenant 02)			1 057,00 m²
	WAREHOUSE 03	J2	1 000,00 m ²
	OFFICE 03	G1	57,00 m ²
TOTAL AREA (Tenant 03)			1 057,00 m²
	WAREHOUSE 04	J2	1 000,00 m ²
	OFFICE 04	G1	57,00 m ²
TOTAL AREA (Tenant 04)			1 057,00 m²
	GUARD HOUSE	G1	12,00 m ²
TOTAL PHASE 2 GLA:			4 040,00 m²
<small>All areas calculated as per SAPOA Offices and SAPOA Industrial Guidelines</small>			
PHASE 2 - SHARED YARD AREA			2 650 m ²
PHASE 2 - TOTAL SITE AREA			6 661 m ²
EXISTING FIRE PUMP ROOM & TANKS			210 m ²





02

OPTION 2: 4 SMALLER UNITS





02

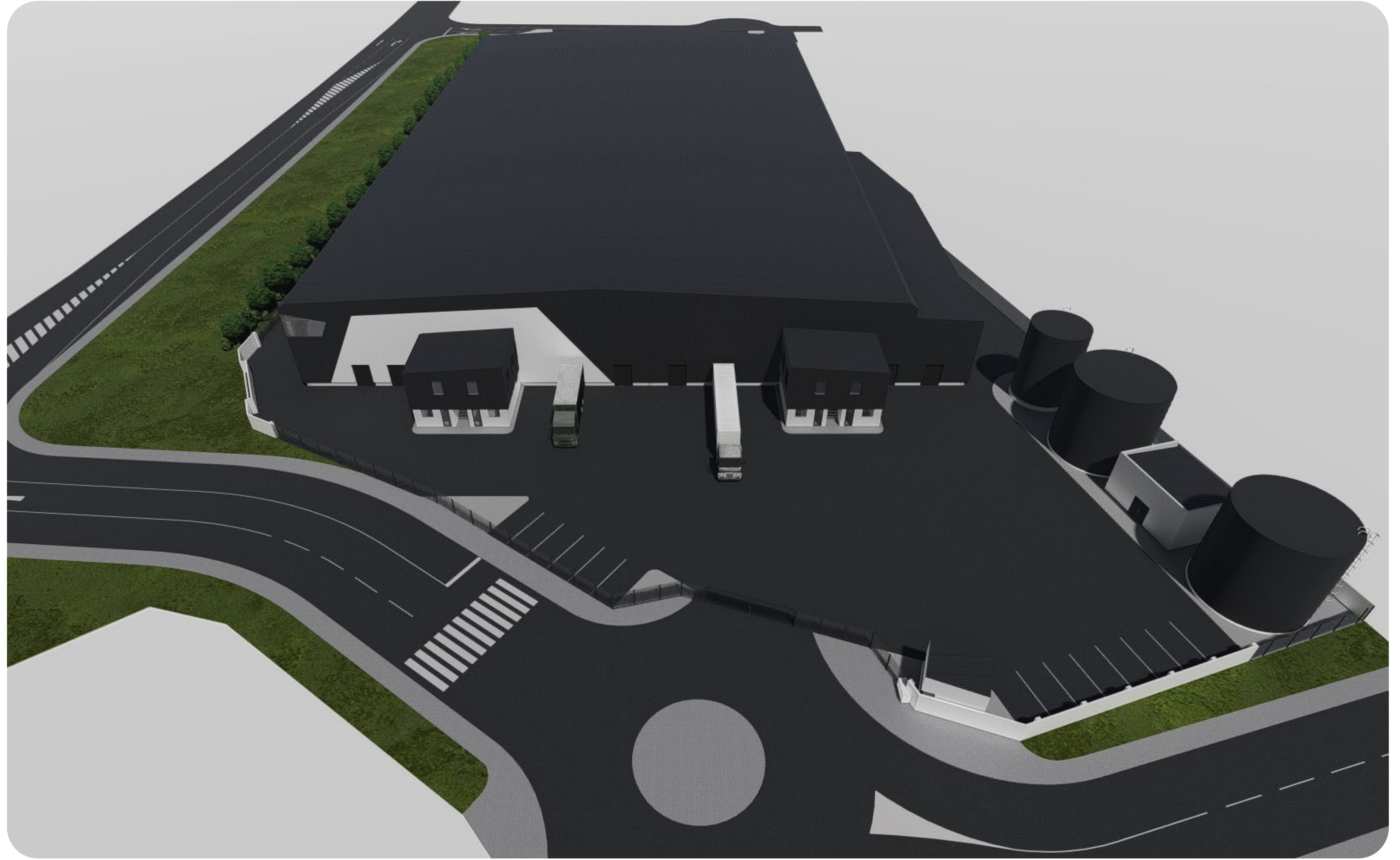
OPTION 2: 4 SMALLER UNITS





02

OPTION 2: 4 SMALLER UNITS





The completed building can
also be purchased.

Contact Andrew for further information



What's ours, is yours.

Thank you

CONTACT

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083 440 0261

Andrew@heartwoodprop.co.za

heartwoodproperties.co.za