



25 Nguni Drive
Longmeadow Business
Estate, Gauteng

Out of the Ordinary

 **Investec**
Property Fund



Unlock the potential of space

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 Investec Property Fund, 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.



25 Nguni Drive

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GLA: **13 088m²**

Gross Rental **R68/m²**

Vacancy:

Warehouse & Mezzanine	10,676m²
Office	2,412m²

- Ideally suited for single tenancy
 - Highway exposure onto N3 highway
-

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.





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 also has sufficient on and off-grade roller shutter doors with dock levellers. The A-grade office space is approximately 2,500m² over three floors facing the N3 highway, and is complemented by ample parking bays.

Current electricity supply: 800amp three phase

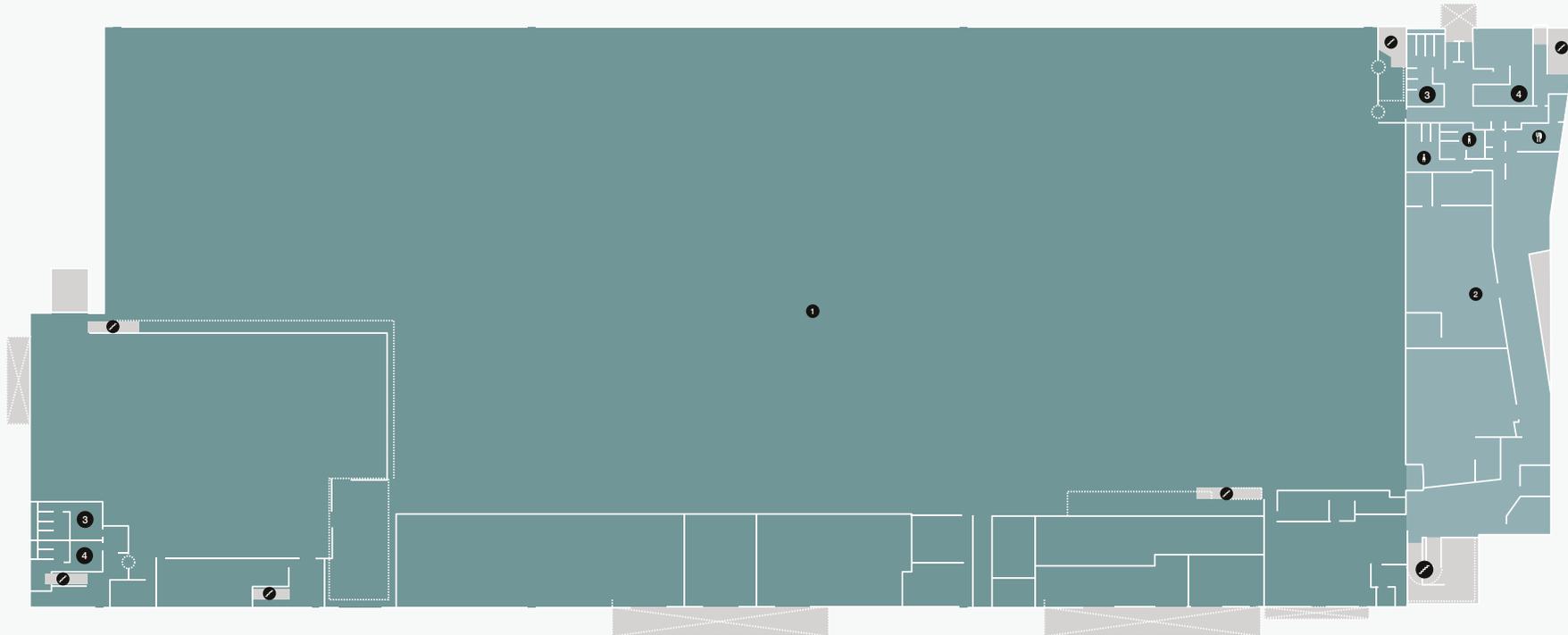
Locality Map



Ground Floor

Key

- 1 Warehouse
- 2 Offices
- 3 Female Changeroom
- 4 Male Changeroom
- Female Toilets
- Male Toilets
- Kitchen
- Stairs



Warehouse & Mezzanine	10,676m ²
Office	2,412m ²
Total	13,088m²



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