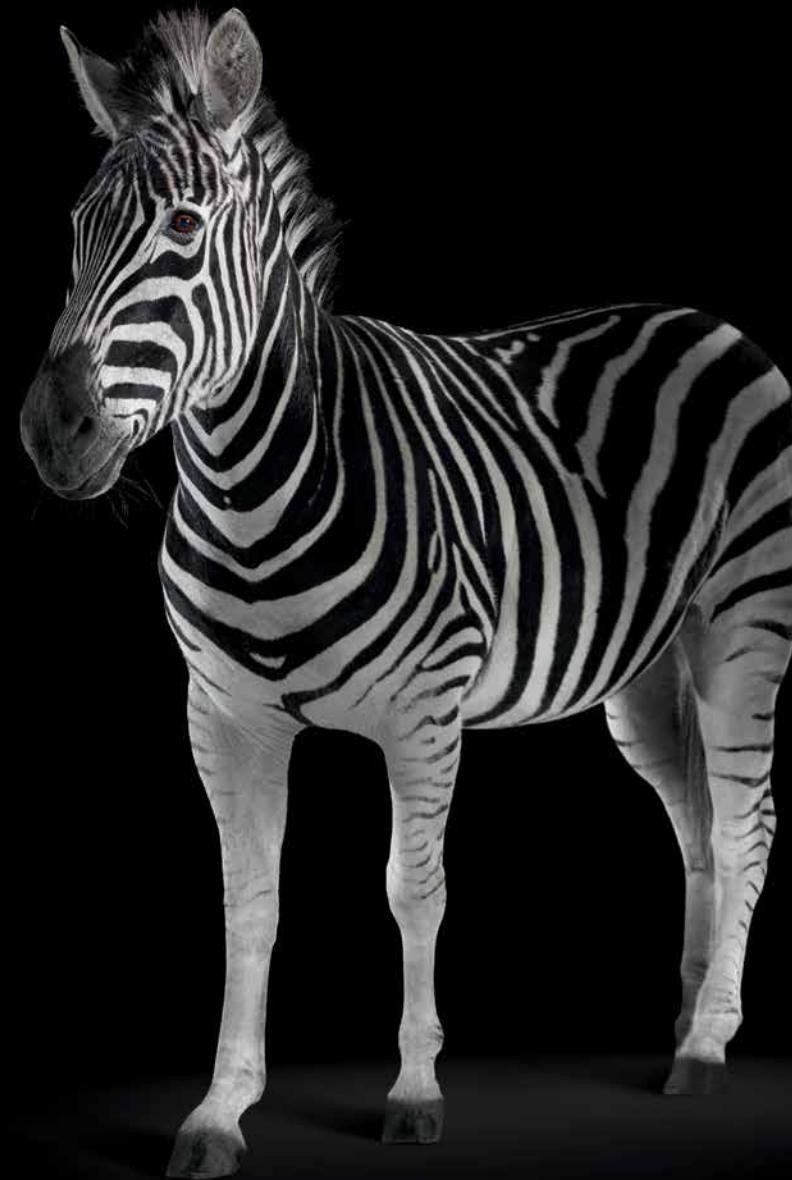


38 Loper
Spartan,
Gauteng

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, 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.

**38 Loper
Spartan,
Gauteng**

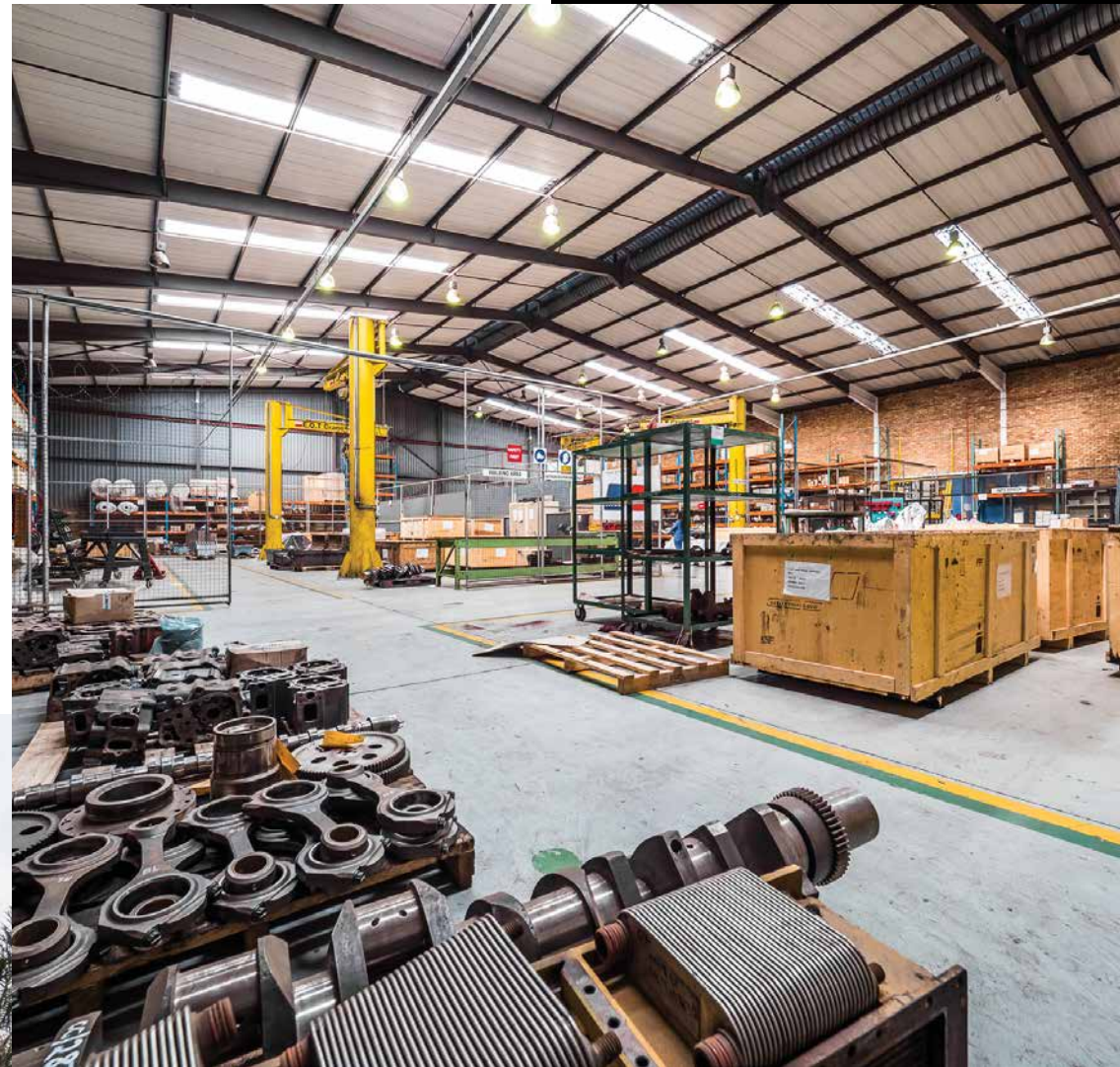


Overview

The property is located at 38 – 40 Loper Street in the well-established Industrial Township of Spartan. The Spartan node is strategically located 4km West of OR Tambo International Airport.

The property enjoys convenient access to the R24 via the Barbara Road intersection, with the R24 also affording entry to the R21 north/south arterial route.

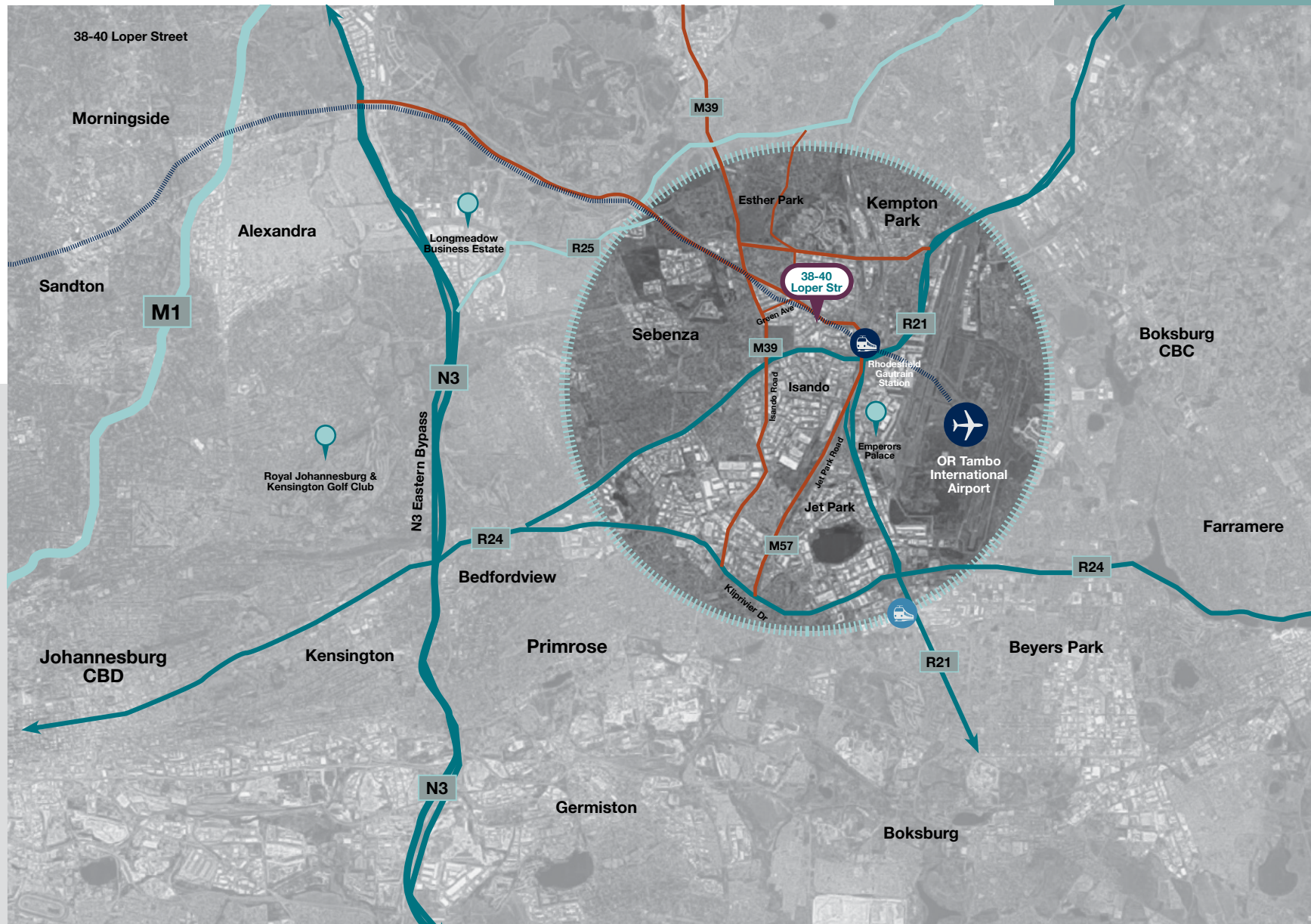
The property comprises of a double storey office component with an inter-leading warehousing area. The warehousing is serviced by multiple roller doors and sufficient yard, as well as ample parking for office staff.



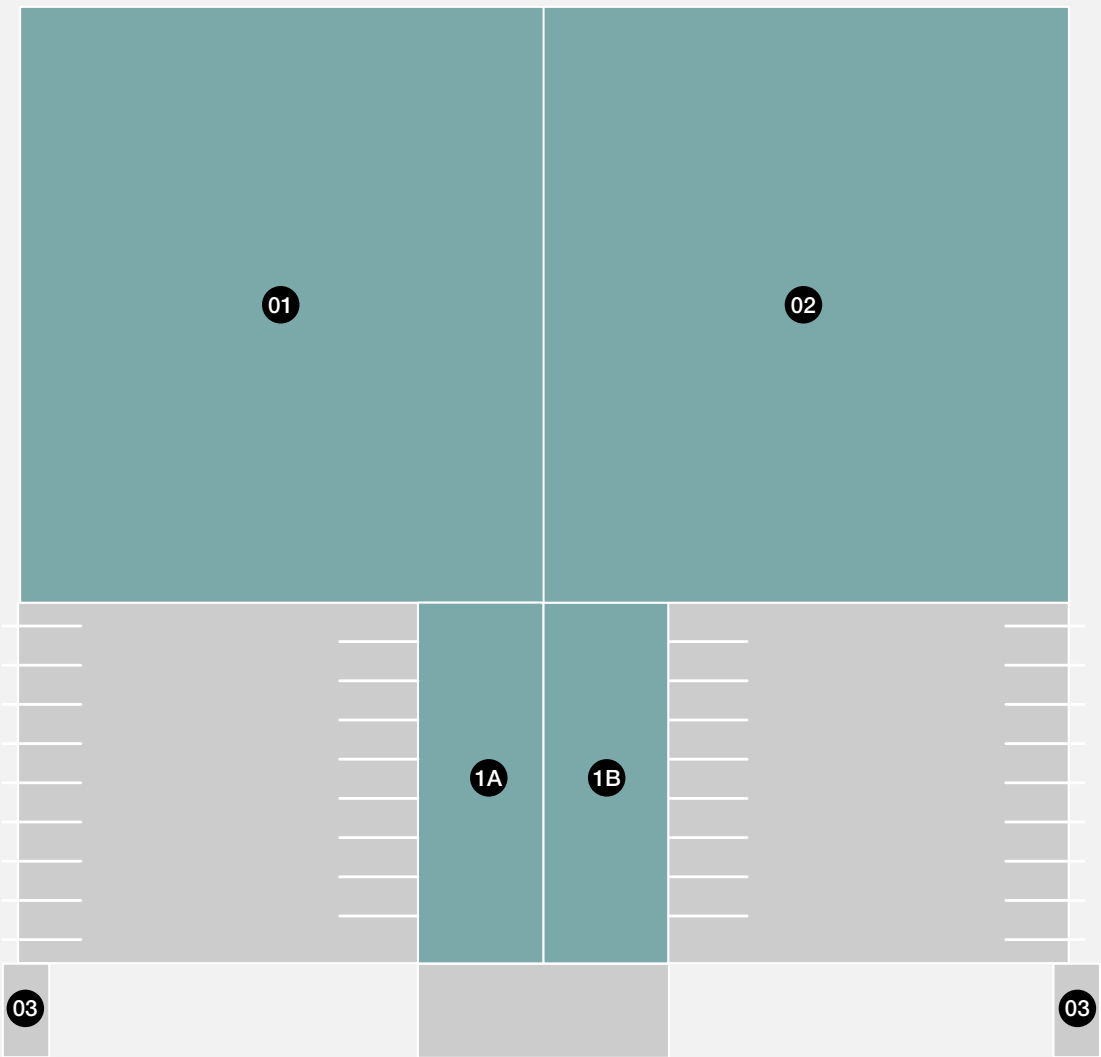
Current electricity supply:

400amps.

Locality Map



Site Plan



Key

- 1 Warehouse 1
- 1A Office 1A
- 2 Warehouse 2
- 2A Office 2A
- 3 Refuse Yard

Warehouse 1	1,324m ²
Office 1A	368m ²
Warehouse 2	1,324m ²
Office 2B	368m ²
<hr/>	
Warehouse & Office	3,384m ²
<hr/>	

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