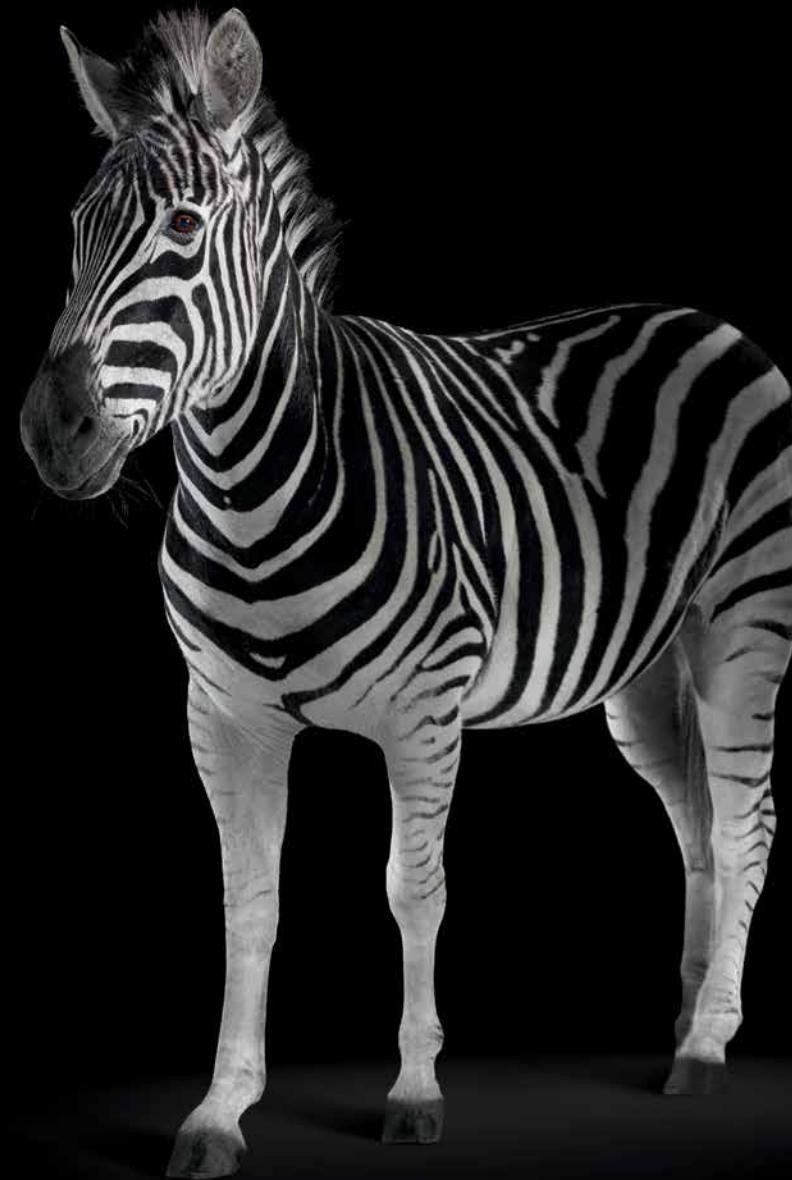


Lerwick Road
Mobeni East,
KwaZulu-Natal

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.

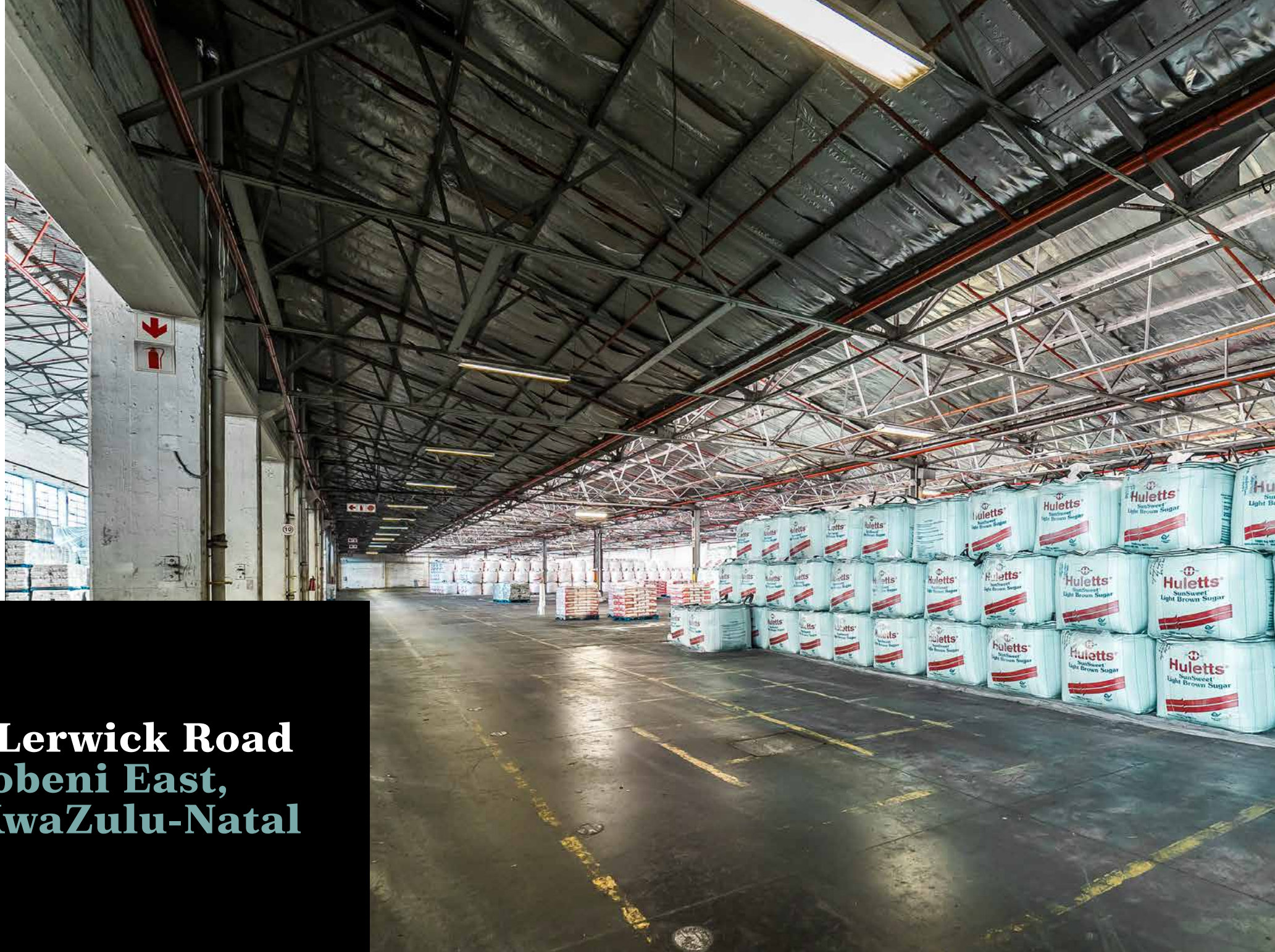
Relation

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.

**Lerwick Road
Mobeni East,
KwaZulu-Natal**



Overview

Lerwick Road is situated in Mobeni East, adjacent to Clairwood, which is a desirable industrial node given its close proximity to the Durban Harbour, sub-Saharan African's largest and busiest shipping terminal. The property is located 11 kilometres south of the Durban Central Business District and benefits from easy access to the regional M4 and national N2 highways.

The property is comprised of functional warehousing space and offices, complimented by sufficient yard space for warehousing and distribution. In addition, Lerwick Road is surrounded by Chatsworth, Umlazi and Bluff, all of which constitute a strong nodal labour market.



Current electricity supply:

3,200amps or 2.2MVa available.



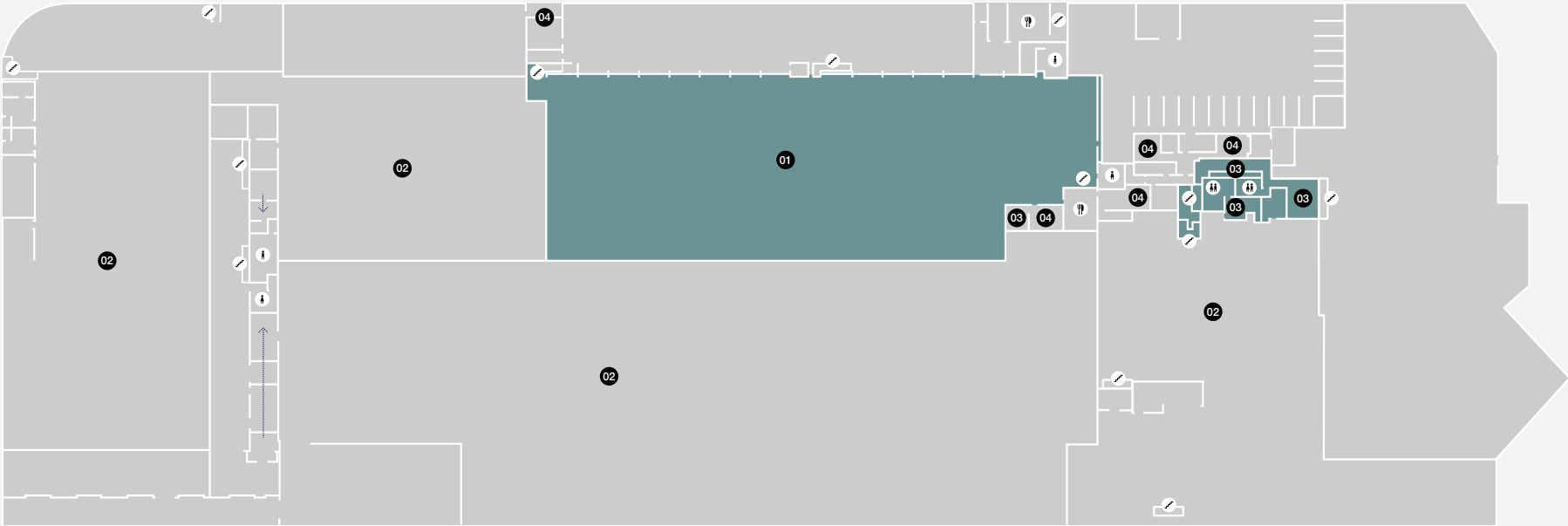
Locality Map



Site Plan

Key

- 1 Warehouse Area 1
- 2 Warehouse Area 2
- 3 Office Area 1
- 4 Office Area 2
- Female Toilets
- Male Toilets
- Unisex
- Canteen
- Stairs



Warehouse 1 5,985m²

Office 1 219m²

Warehouse & Office 6,204m²

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