

**Rietvallei Road,
Zandspruit,
Randburg**

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.



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Overview

Rietvallei Road is an industrial property ideally suited for a single user. It is located within the secure Cosmo Business Park just off Malibongwe Drive, in the heart of Kya Sand, an area offering easy accessibility to markets and suppliers in Pretoria, Johannesburg and the West Rand via the N1 and N14 highways. The property also enjoys close proximity to the fast growing regional and international Lanseria Airport.

The property is comprised of modern industrial warehousing and office, with ample parking for office staff within a secure business park. With generous yard providing reticulation for large trucks and sufficient on-grade roller doors as well as dock levellers

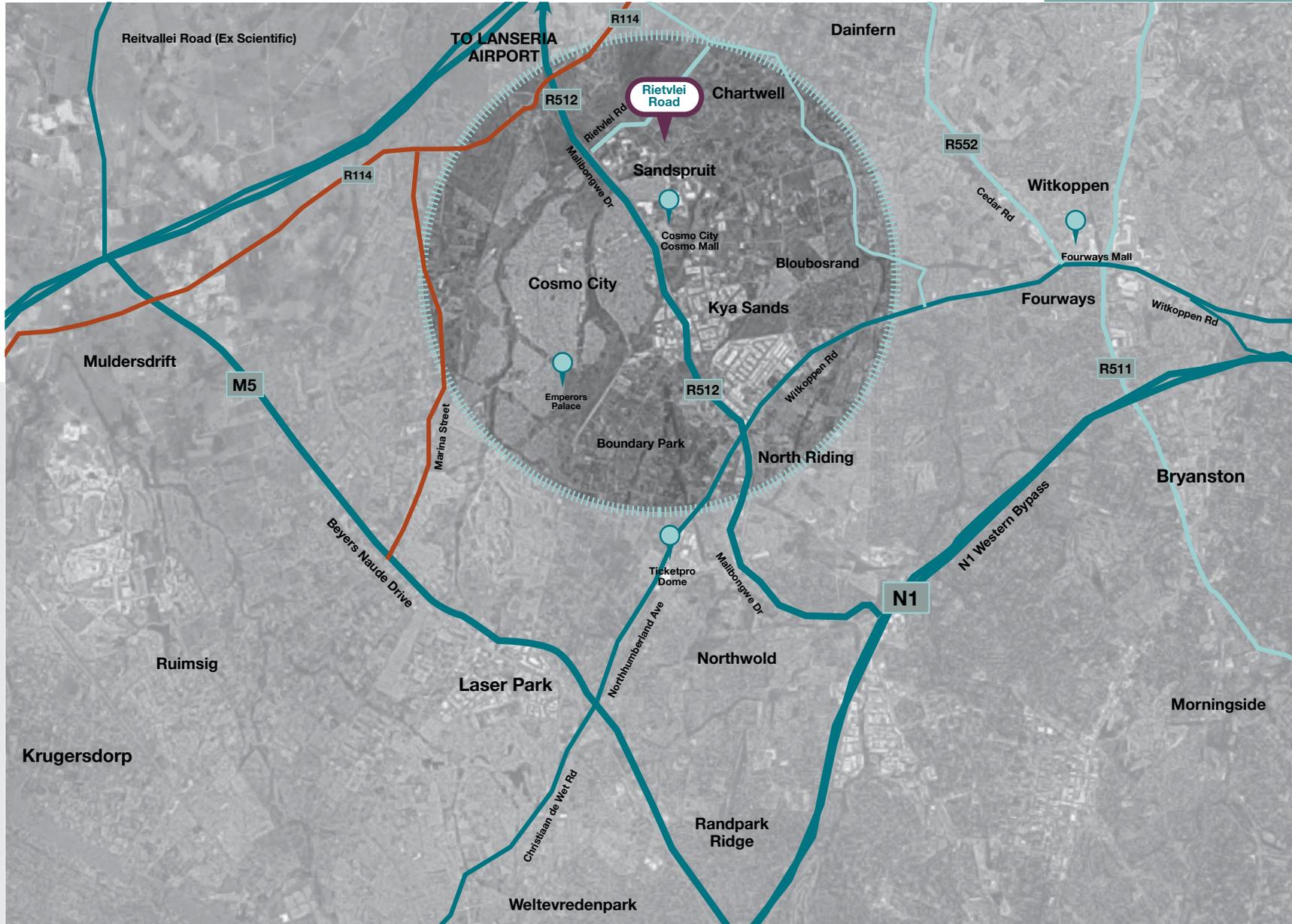


Current electricity supply:

800amps or 550KV_a available.



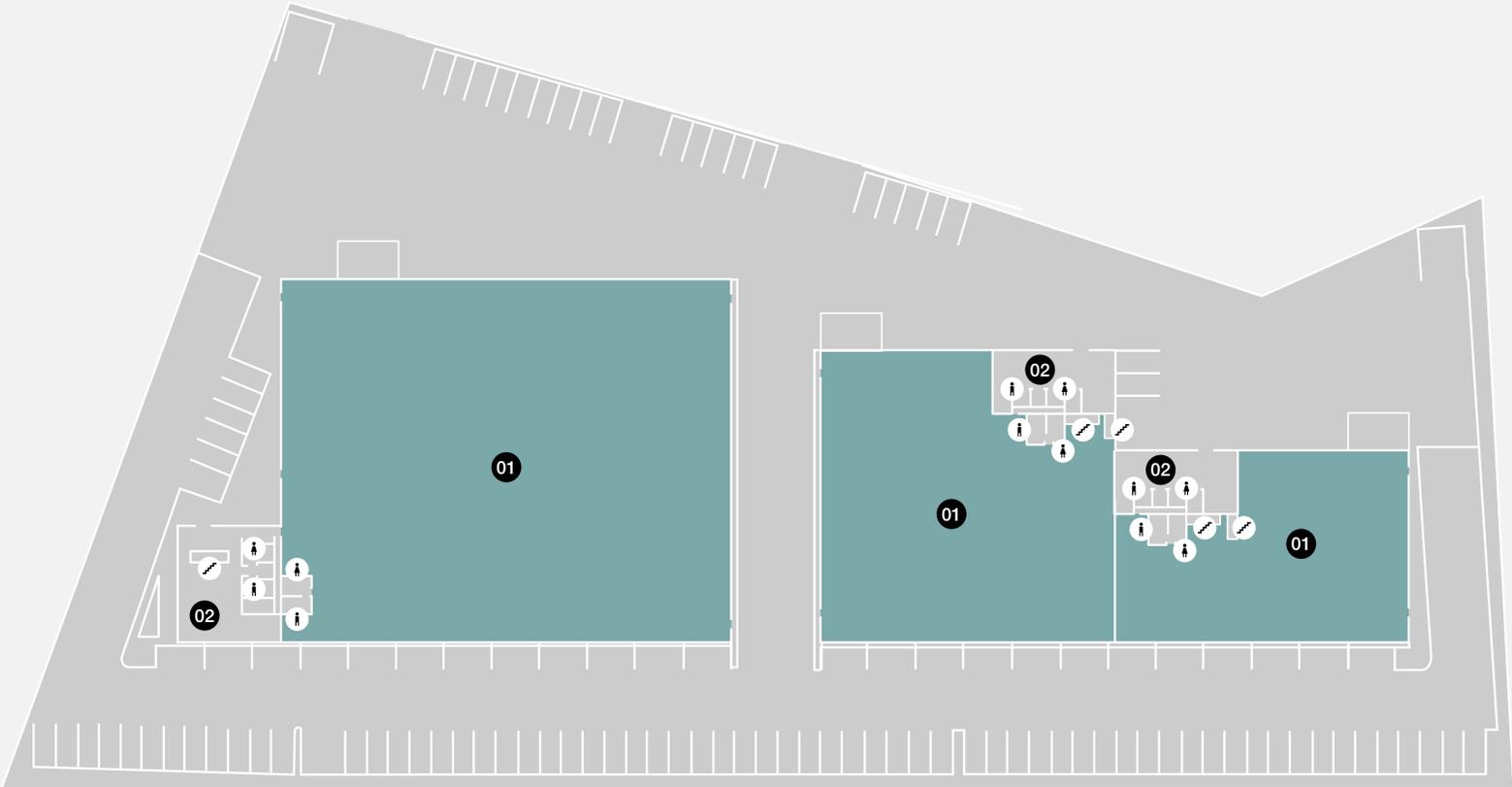
Locality Map



Site Plan

Key

- ① Warehouse area
- ② Office
- ♀ Female Toilets
- ♂ Male Toilets
- ↕ Stairs



Warehouse 3,844m²

Office 1,889m²

Warehouse & Office 5,733m²

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