



# 13 Mastiff

Linbro Business Park,  
Gauteng

*Out of the Ordinary*

 **Investec**  
Property Fund





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Linbro Business Park,  
Gauteng

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GLA: **4 881m<sup>2</sup>**

Gross Rental

**R65/m<sup>2</sup>**

Vacancy:

Warehouse & Mezzanine **4 881m<sup>2</sup>**

- Single tenanted building
  - Access to N3 Highway
-



## 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.



## 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

Mastiff Road is located in the well-established Linbro Business Park, a desirable warehousing and logistics node, increasingly occupied by large national and international companies. The park features include; 24-hour access-controlled security, routine guard patrols, Gautrain bus service and fibre connectivity. The property is centrally situated to the N3, N1, M1 and N12 highways, and less than 1km from the Marlboro Gautrain train station and other public transport facilities.

The property is located in front of a cul-de-sac allowing for good reticulation for large trucks. The warehouse offers excellent height (approximately 13 meters to eaves), giving the user the ability to fit a variety of racking systems. The warehouse also has sufficient on and off-grade roller shutter doors with dock levellers. The property offers a small modern office component with onsite parking.

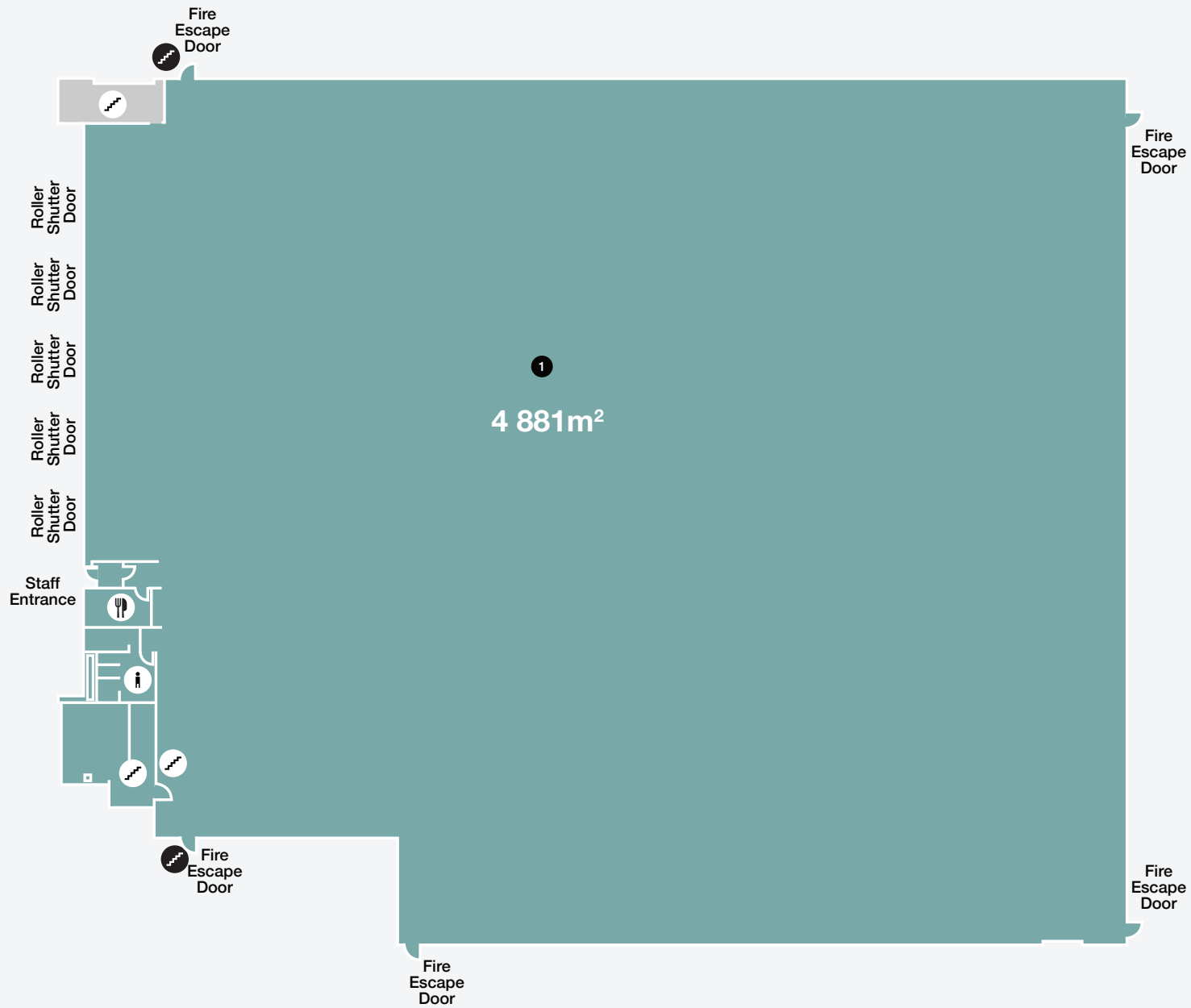
# Locality Map



# Warehouse

## Key

1 Vacant









## Contact

### **Daniel des Tombe**

Asset Manager

072 535 0942

[daniel.destombe@investec.co.za](mailto:daniel.destombe@investec.co.za)

### **Dennis Helyar**

Leasing

083 604 0535

[dennis.helyar@investec.co.za](mailto:dennis.helyar@investec.co.za)

**[investecpropertyfund.com](http://investecpropertyfund.com)**

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