



130 Gazelle Street

Midrand, 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 reimagined. 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.



130 Gazelle Street

Midrand, Gauteng

GLA: 11 180m²

Vacancy

Current (A):	11 180m²
2 Division (Option B)	4472m² & 6708m²
Full Office (C):	10 744m²

Rentals

Current (A):	R80/m²
2 Divisions (B):	R80/m²
Full Office (C):	TBC

- Backup generator
 - Full exposure onto N1 highway with signage and branding opportunity
 - 5 bays comprising Warehouse & Office configuration
 - Sub-divisible from 2 bays upwards
-

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.





All things considered

130 Gazelle Street is situated within Midrand's popular and secure Corporate Park South. Access to Corporate Park is convenient with the entrance located just south of the intersection between Olifantsfontein and Old Pretoria Main roads.

An important consideration for any business is its proximity to economic hubs. 130 Gazelle Street more than meets this criteria, being situated on the main arterial link between Pretoria, Sandton and the Johannesburg CBD.

We also understand how important exposure is to any business. Overlooking the N1, one of South Africa's busiest highways, 130 Gazelle Street offers your business an unsurpassed branding opportunity.

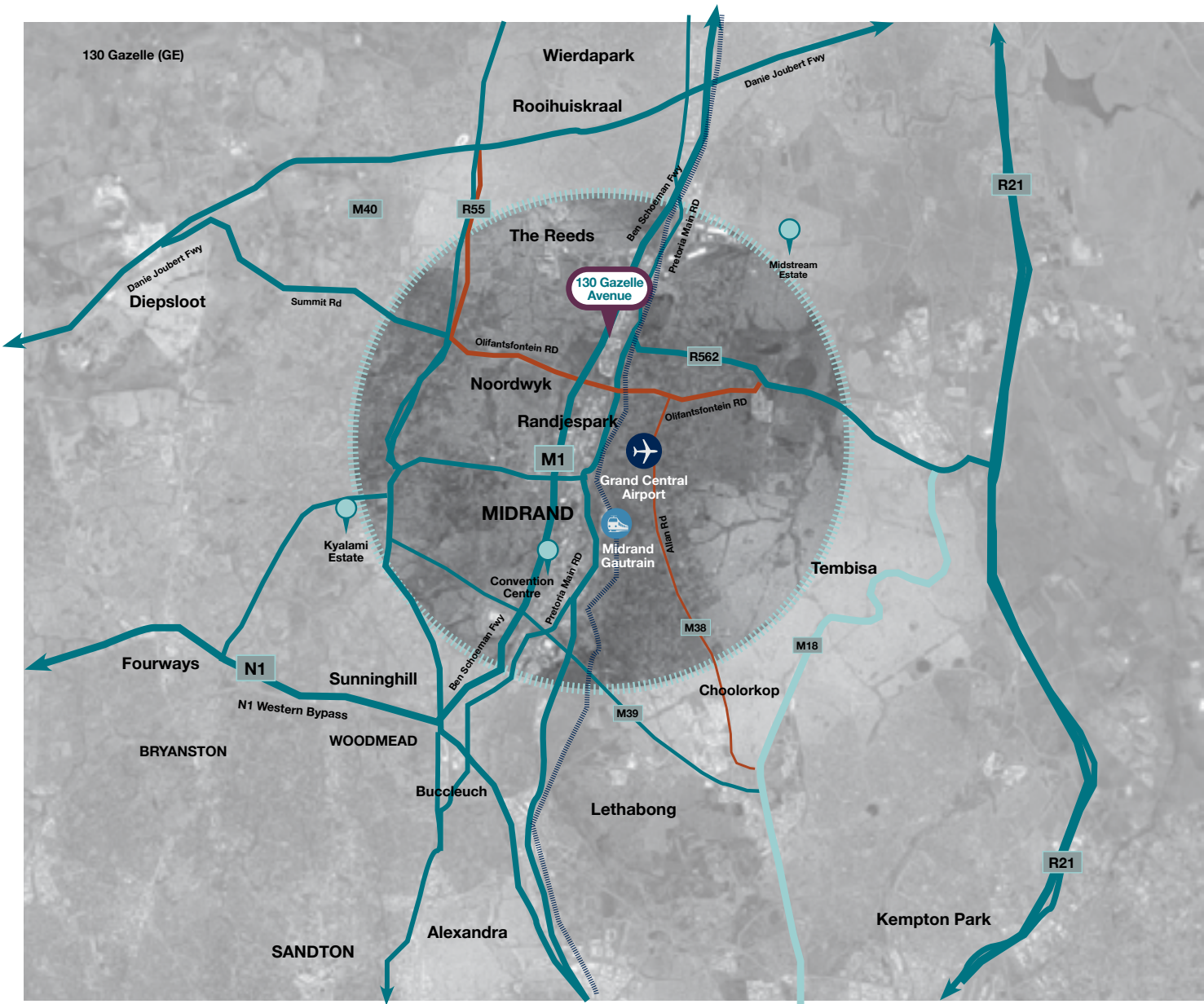
The property consists of high-quality warehousing and A-grade corporate offices. The offices measure approximately 4,630m² over two floors while the warehousing, located to the rear of the building, measures approximately 6,550m².

The warehousing portion includes five bays. Each bay is separated by a wall with double doors to allow for access between the bays. To the rear of each bay is an overhanging canopy with entrances via large roller shutter doors. An electricity supply of 1,000amps or 700KVa is available onsite.

Logistics have also been well considered. The property has full drive-around reticulation accommodating larger trucks. In addition, there is ample covered and open parking bays for staff and visitors.



Locality Map



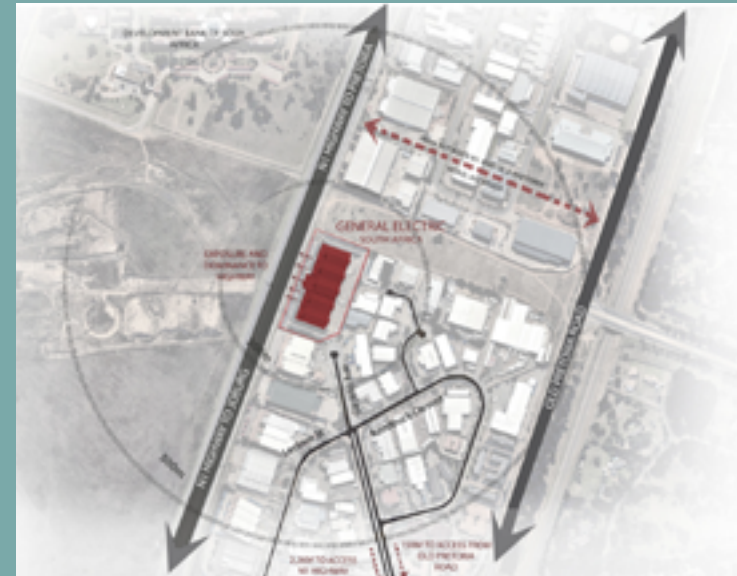
Make it your own

At Investec Property Fund, we believe that your business premises say a lot about you. It also plays an integral role in your success. That's why we pride ourselves on our ability to reimagine a space and repurpose it to its full potential and your unique requirements.

For this reason, we have considered three alternative uses for 130 Gazelle Street. These include the existing 40:60 split between the office space and the warehouse, a subdivision of the current layout to accommodate businesses seeking a smaller space, and a full conversion to office space.

Micro Context

Site Analysis



Your business. Your way.

The first opportunity we saw in 130 Gazelle Street was to retain the existing ratio of 40% office space and 60% warehousing.

This will give your business 4,630m² of A-grade corporate offices over two floors and approximately 6,550m² of warehouse space.

The warehouse consists of five individual bays that are each separated by a wall. Double doors allow convenient thoroughfare between the bays while large roller shutter doors provide for entrance at the rear of each bay.

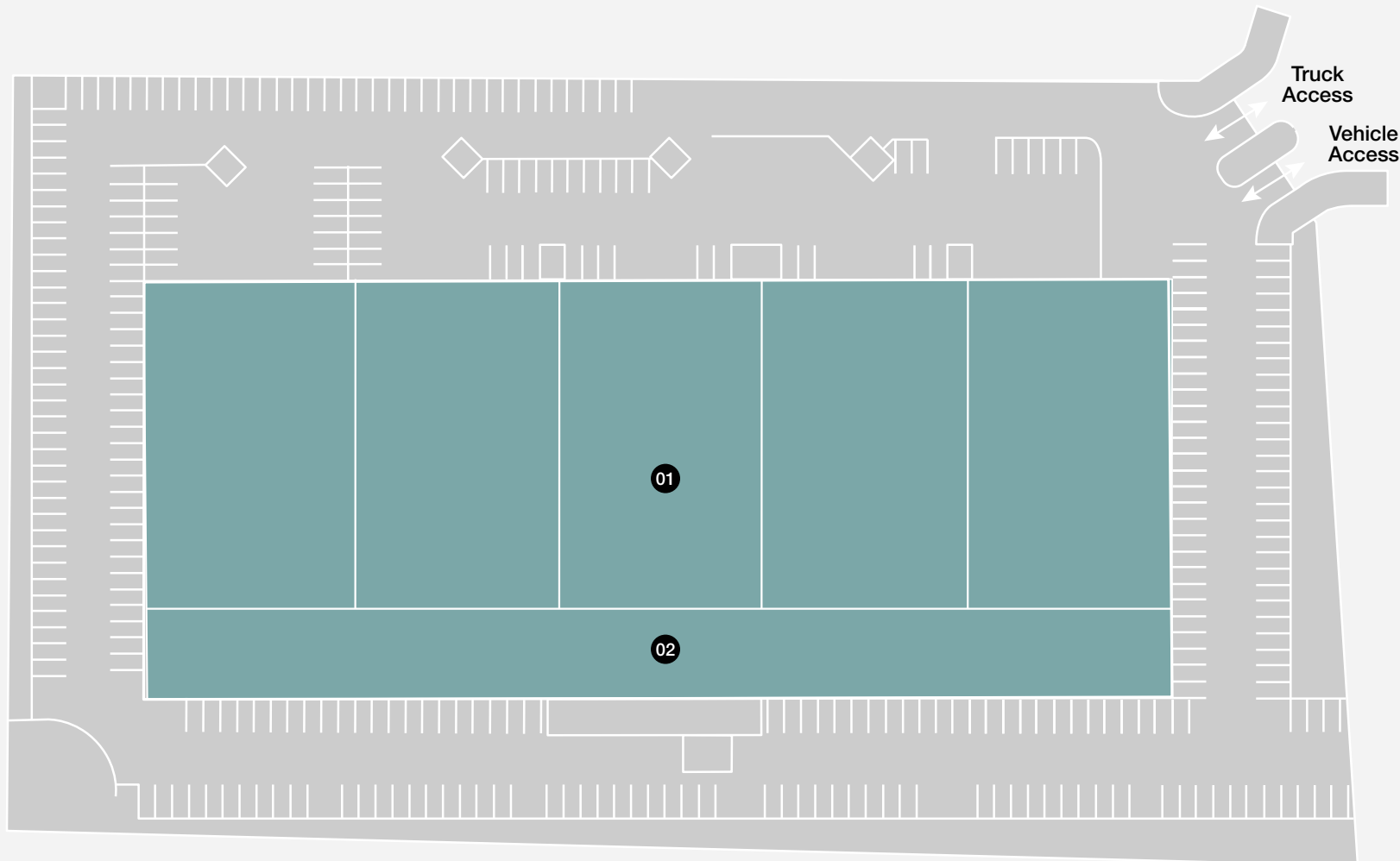
Option A | Current configuration



Ground Floor | Option A - Current Configuration

Key

- 1 Warehouse
- 2 Office



Warehouse 6,550m²

Office 4,630m²

Warehouse & Office 11,180m²

Designed around you.

The property currently consists of five warehouse bays separated by dividing walls. Each bay has an interlinking office unit. The property can be split into two separate units with three warehouse bays and three office units serving one tenant and two warehouse bays with two office units serving another tenant.

The subdivision would ensure that the outside space is retained to allow for sufficient reticulation.



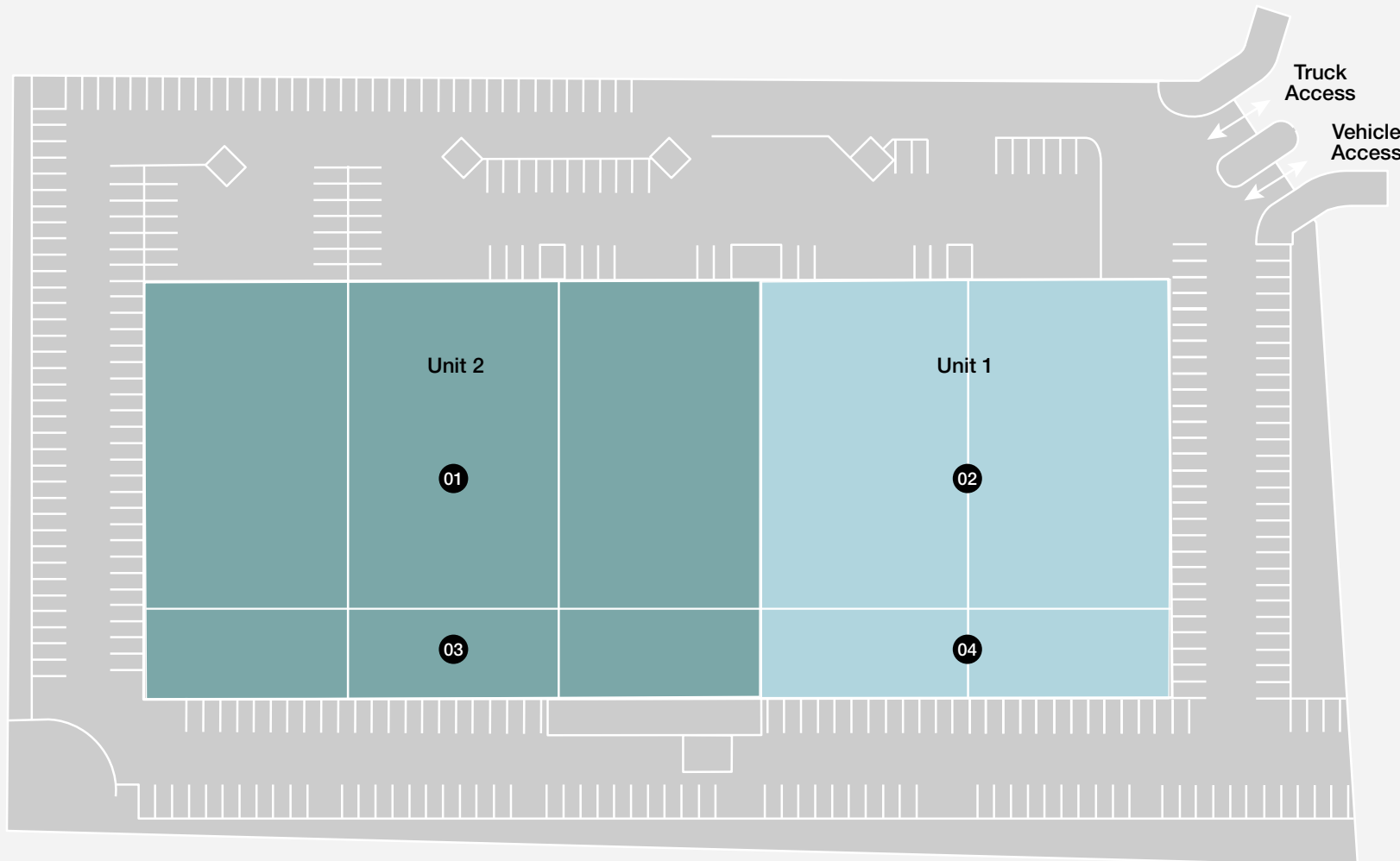
Option B | 2 Divisions



Ground Floor | Option B - 2 Divisions

Key

- 1 & 2 Warehouse
- 3 & 4 Office



Unit 1

Office 1,852m²

Warehouse 2,620m²

Unit 2

Office 2,778m²

Warehouse 3,930m²

Warehouse & Office 11,180m²

Create your inspiring space

130 Gazelle could be converted into a pure office property with courtyards built in to optimise the amount of natural light the internal offices receive. The addition of the courtyards would decrease the total GLA of the property to 10,744m².

130 Gazelle would work well as an office because of its exposure to the N1 highway offering prime branding opportunities for businesses, and because of its macro location. Midrand remains attractive to many national and multinational corporates due to its central geographic positioning, proximity to key road networks and proximity to the labour force.

There would be sufficient on-site parking with a parking ratio of more than 4 bays per 100m².

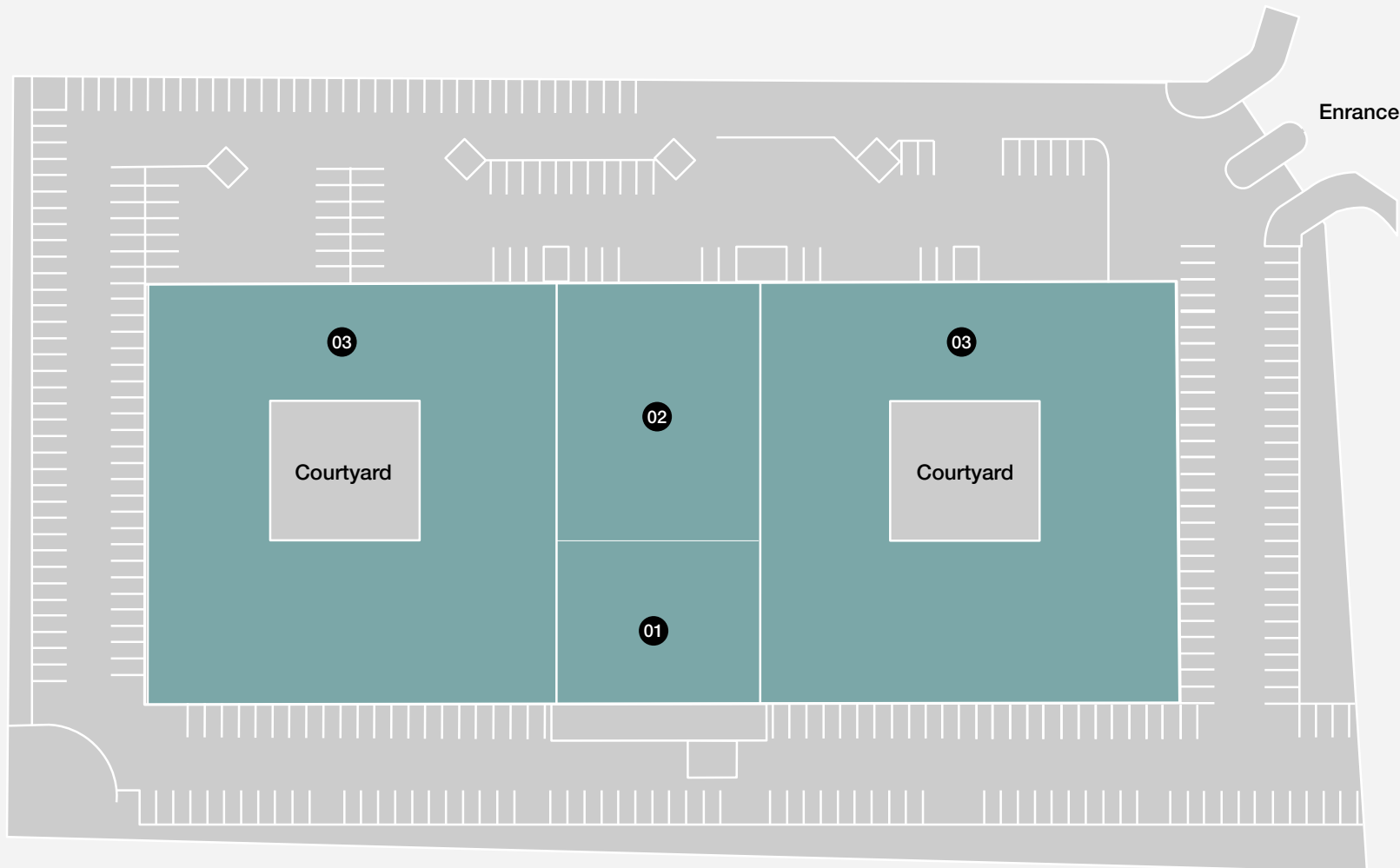
Option C



Ground Floor | Option C

Key

- 1 Reception
- 2 Open Office Meeting Rooms
- 3 Office



Area Schedule

Ground Floor

Office	6,018m ²
Meeting Rooms / Open Office	3,441m ²
Reception	696m ²

First Floor

Office	2,867m ²
--------	---------------------

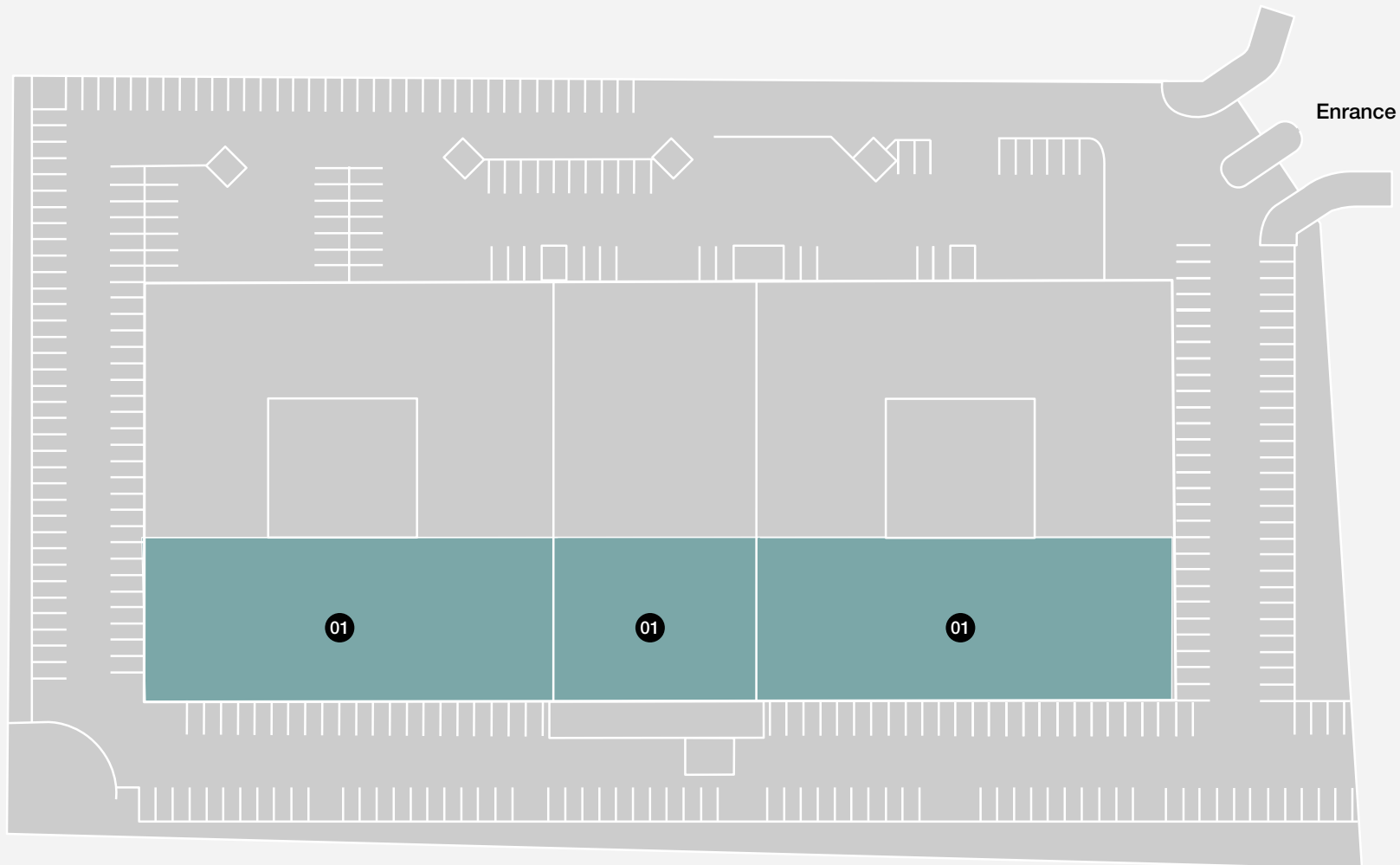
Total Area

10 744m ²
Parking requirement
429 Bays @ 4 bays per 100
Parking provided
436 (7 Bays over the required amount)

First Floor | Option C

Key

1 Office







Contact

Daniel des Tombe

Asset Manager

072 535 0942

daniel.destombe@investec.co.za

Dennis Helyar

Leasing

083 604 0535

dennis.helyar@investec.co.za

investecpropertyfund.com

This brochure is issued by Investec Property (Pty) Ltd, as manager of Investec Property Fund Limited. The information contained in this document has not been independently verified. Accordingly, no representation or warranty express or implied, is being made or given as to the accuracy or completeness of the information or opinions and no responsibility is accepted for any such information or opinions. The information contained in this document is subject to completion, revision, verification and amendment without notice. This document is confidential and may not be reproduced (in whole or in part) or be disclosed to any third party without the prior written consent of Investec Property Proprietary Limited. Investec Property (Pty) Ltd, a company incorporated in South Africa, registration number 1947/025753/07. A member of the Investec Group and manager of Investec Property Fund Ltd. Investec Property Fund Limited, a company incorporated in South Africa with registration number 2008/011366/06, is a South African Real Estate Investment Trust (REIT), which listed on the Johannesburg Stock Exchange (JSE) in the Real Estate Holdings and Development sector. It is not collective investment scheme in terms of the Collective Investment Schemes Control Act No. 45 of 2002.