

# 72 North Reef

Germiston, 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.





# 72 North Reef

## Germiston, Gauteng

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GLA: **22 256m<sup>2</sup>**

Vacancy

Office: **1,926m<sup>2</sup>@ R65/m<sup>2</sup>**

Warehouse: **20,331m<sup>2</sup>@ R55/m<sup>2</sup>**

- Power supply: **1,600 amps**
  - Eave height: **10 metres**
  - Large wrap around yard area facilitating super link reticulation
  - Various size on grade roller shutter doors on all sides
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## 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

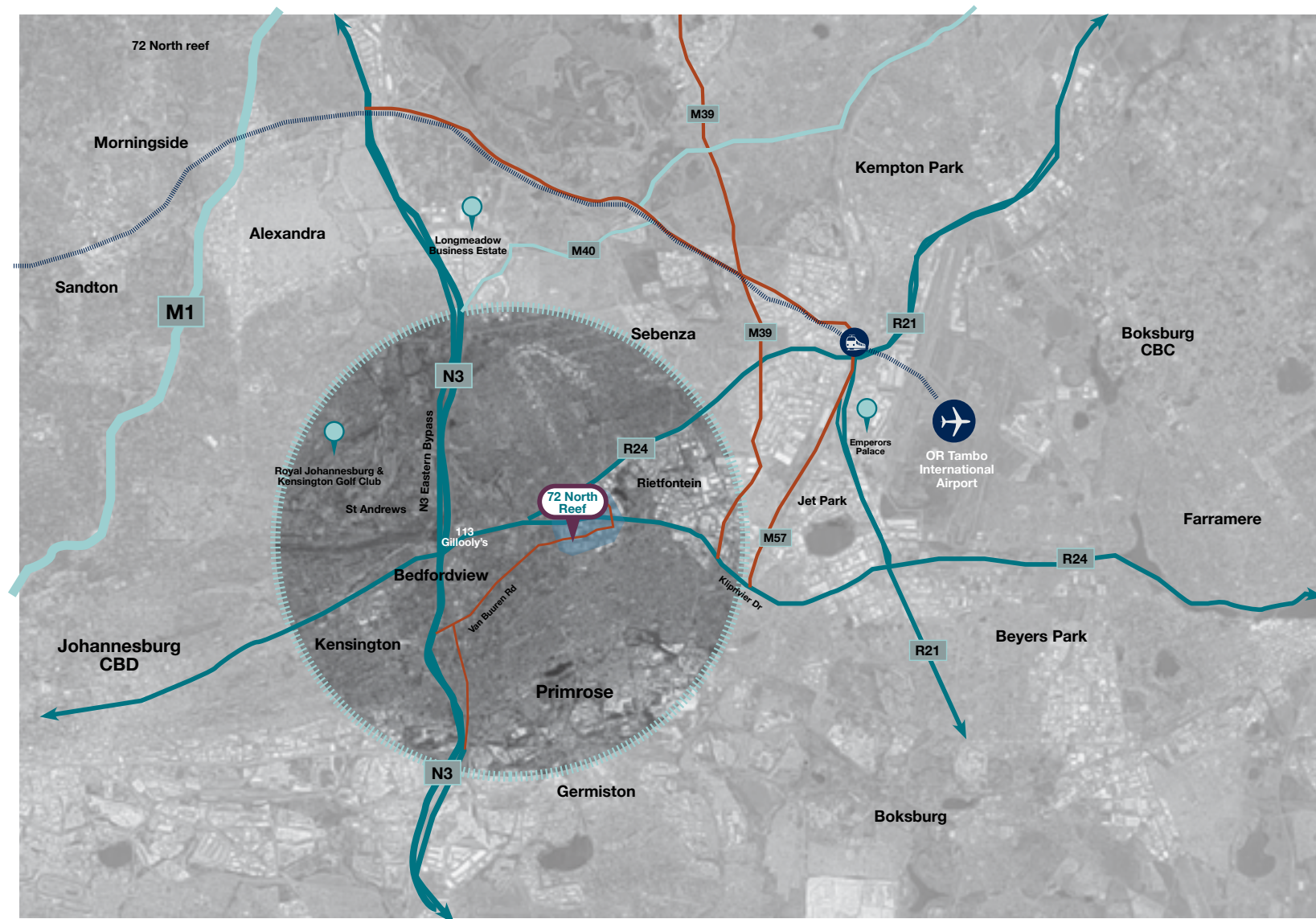
72 North Reef is a 22 256m<sup>2</sup> industrial property ideally suited for a single user. It is located in Wilbart; just off the N12 highway and 4km from the Gillooly's Interchange linking the N3 and R24 highways. The locality offers excellent access to the major arterials and is 10km from the OR Tambo International Airport.

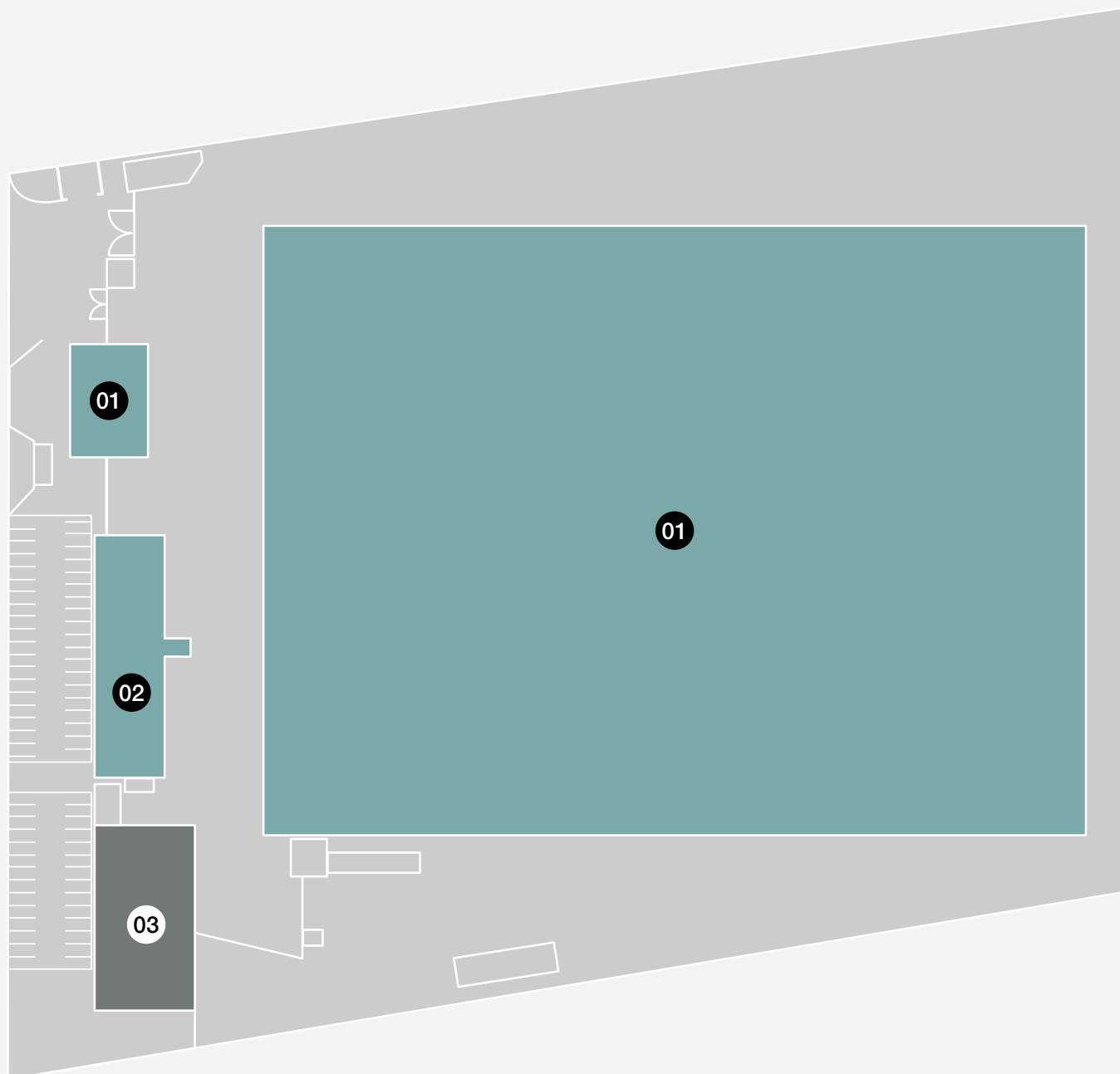
The property is comprised of quality industrial warehousing and office space, including ample parking. The warehousing has height 10 meters to eaves and is complemented by an exceptional number of roller shutter doors with full on-grade drive-through for trucks. Good reticulation created by wrap-around yard offering full 'drive-around' for large trucks. The warehouse has access to adjacent separate 3 story offices (additional 2,000m<sup>2</sup>), which a tenant has the option of letting with the warehouse if required.

**Current electricity supply:** 1,600amps or 1.1MVA available.



# Locality Map





## Key

- 1 Warehouse and Office
- 2 Office (optional)
- 3 Office

Warehouse & Office	20,331m <sup>2</sup>
Office	1,925m <sup>2</sup>

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Warehouse & Office	22,256m <sup>2</sup>
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## 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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