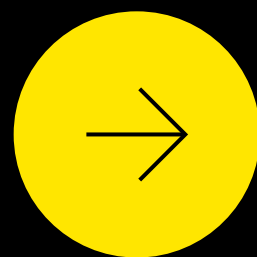




RENT OR BUY

New 4 000m² Sectional Title Warehouse

To be developed on
Saxdowne Road, Cape Town





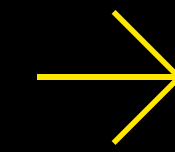
We build more than just buildings.

We build partnerships.

We build wealth.

We build future success,

not just for us,

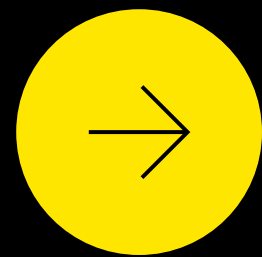


but for our partners.



SAXDOWNE WAREHOUSE

Property Overview



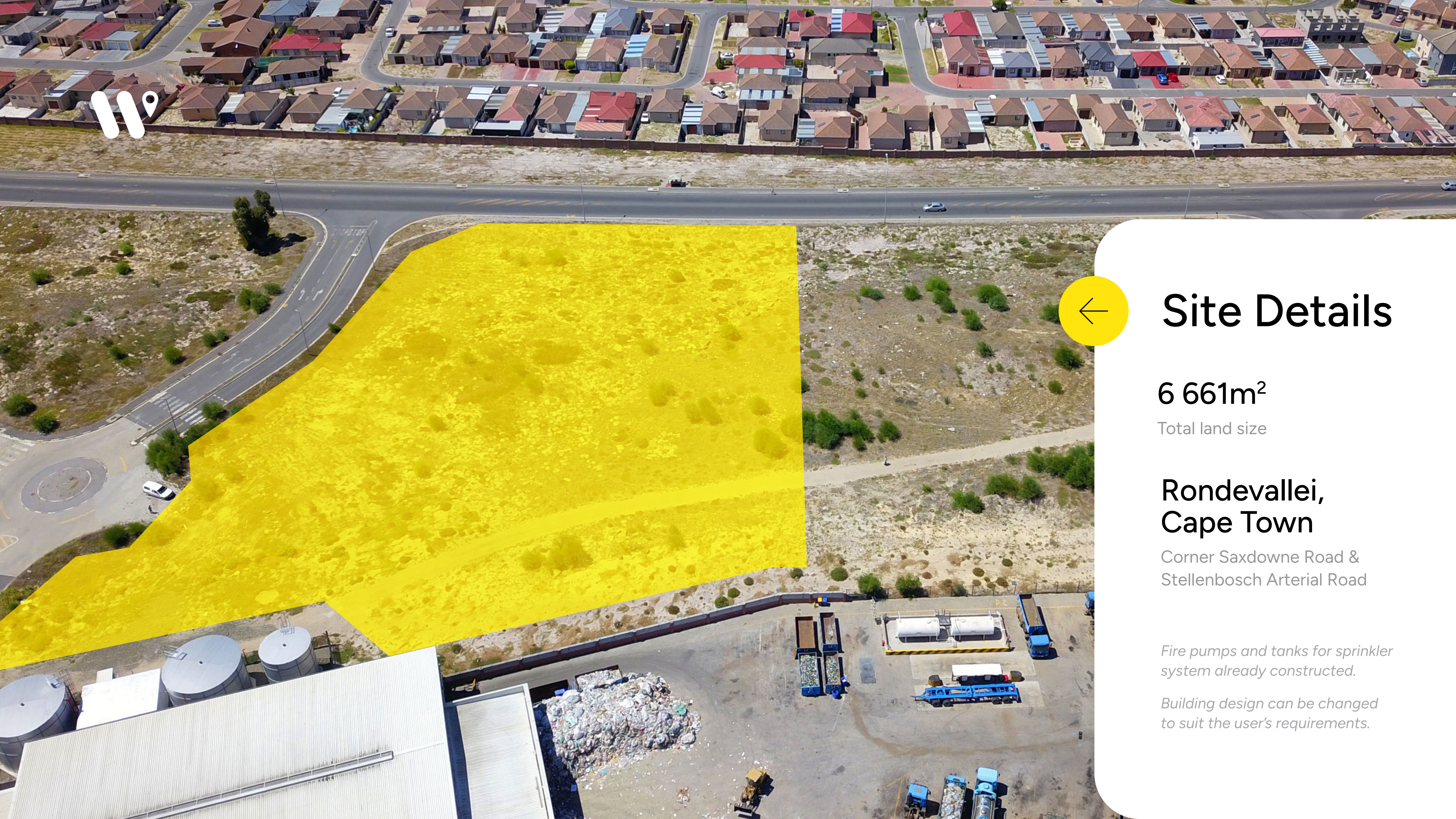


Ideally located in the Western Cape within the City's leading industrial node.

A **highly visible** and prominent location along the Stellenbosch Arterial Road within **close proximity of the R300**, providing easy access to the **freeway network** and other major arterials.

This prime location, coupled with Heartwood's dedication to sustainable design, ensures that occupiers have the ideal setting for sustained operational efficiencies.

[Watch Video](#)



Site Details

6 661m²

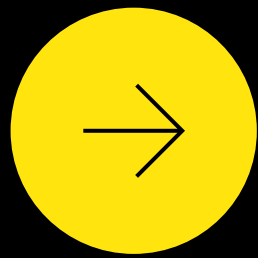
Total land size

**Rondevallei,
Cape Town**

Corner Saxdowne Road &
Stellenbosch Arterial Road

*Fire pumps and tanks for sprinkler
system already constructed.*

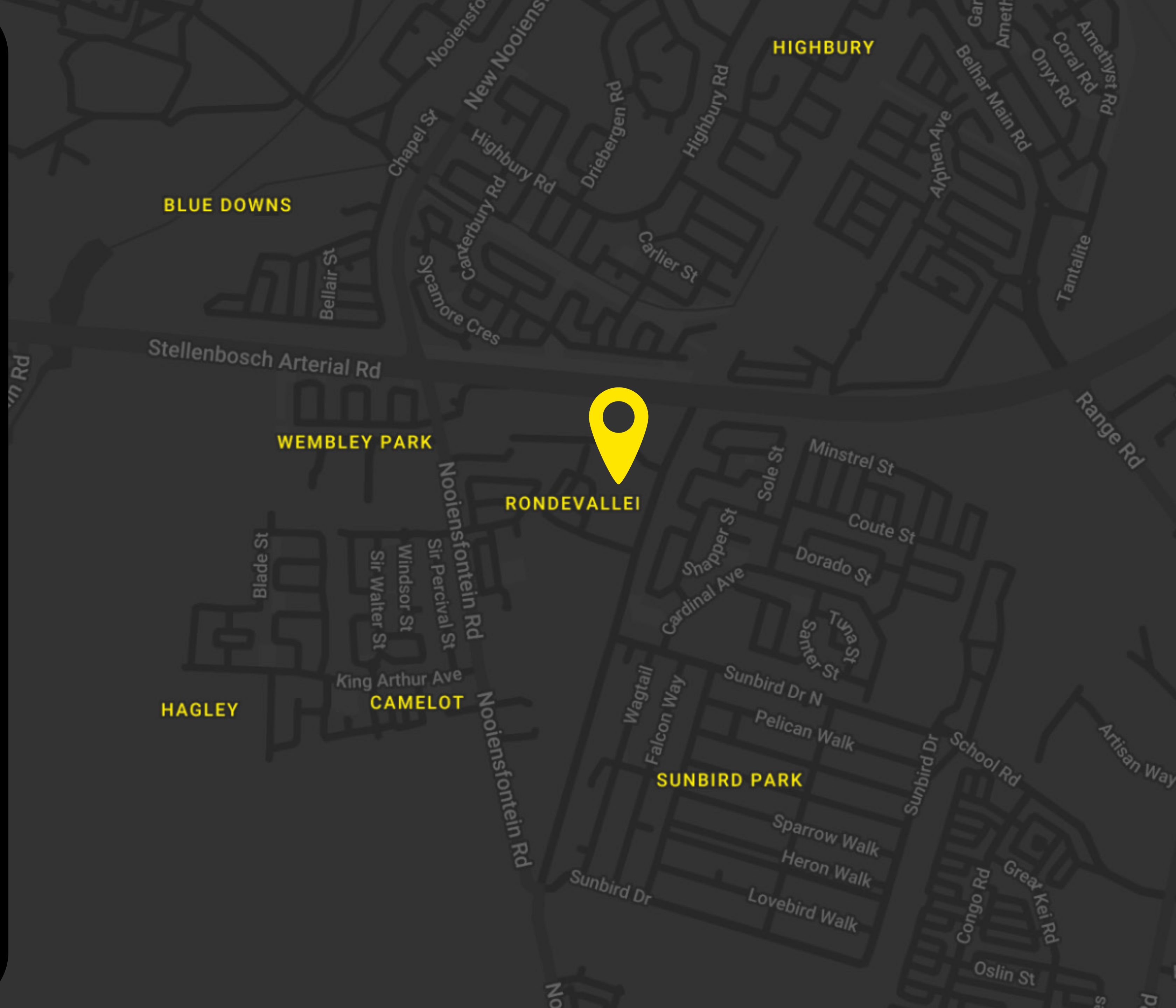
*Building design can be changed
to suit the user's requirements.*



Property Location

Corner of Saxdowne Road and Stellenbosch Arterial, Rondevallei, Cape Town

[Google Maps](#)



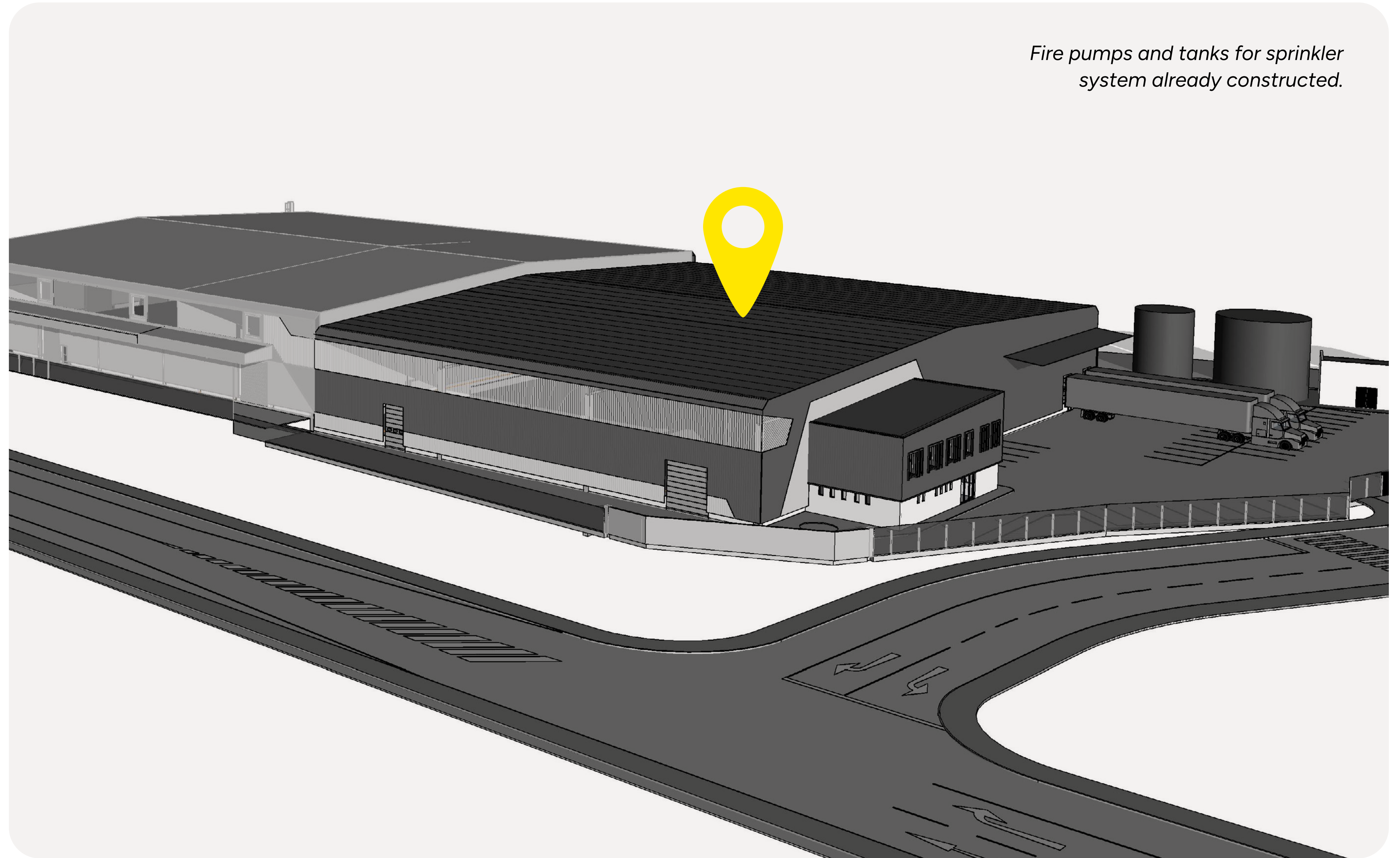


SAXDOWNNE WAREHOUSE PHASE 2



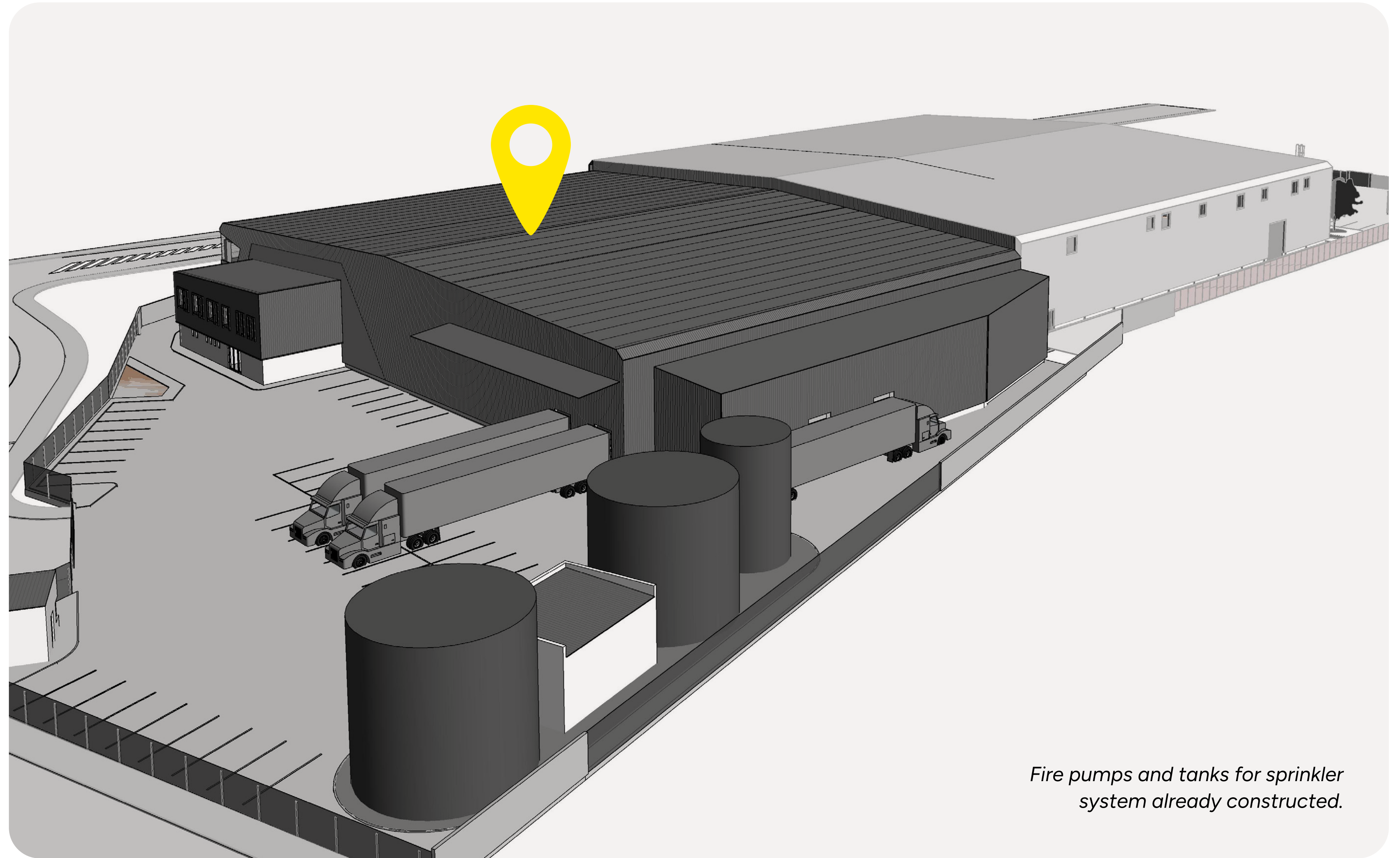


SAXDOWNNE WAREHOUSE PHASE 2





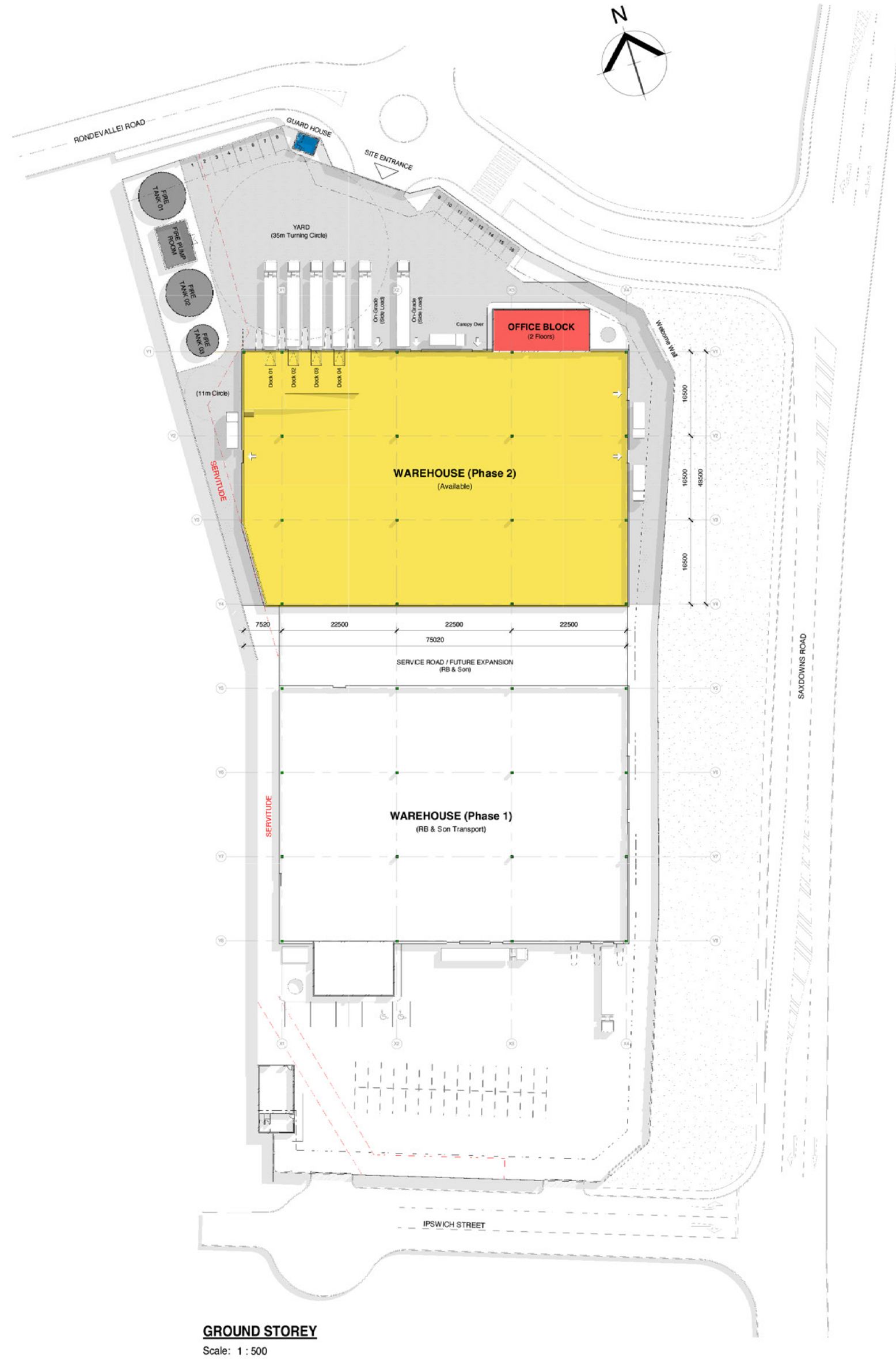
SAXDOWNNE WAREHOUSE PHASE 2



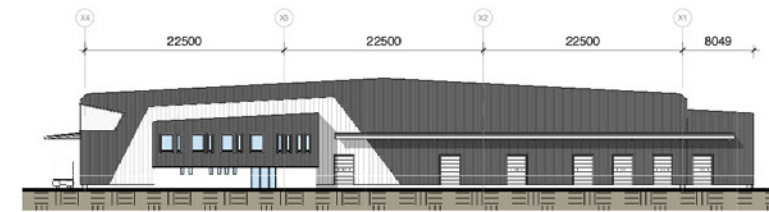
Fire pumps and tanks for sprinkler system already constructed.



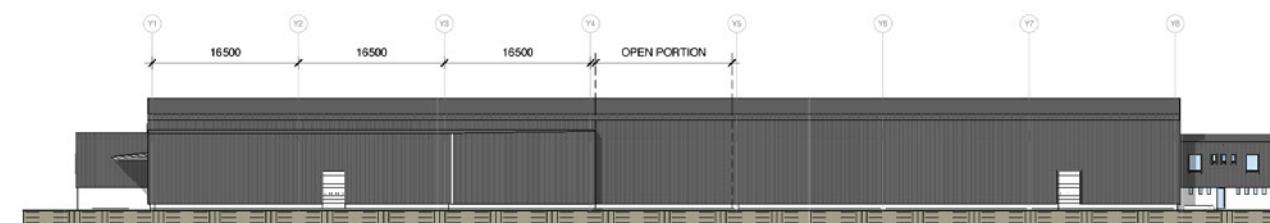
SAXDOWNNE WAREHOUSE PHASE 2



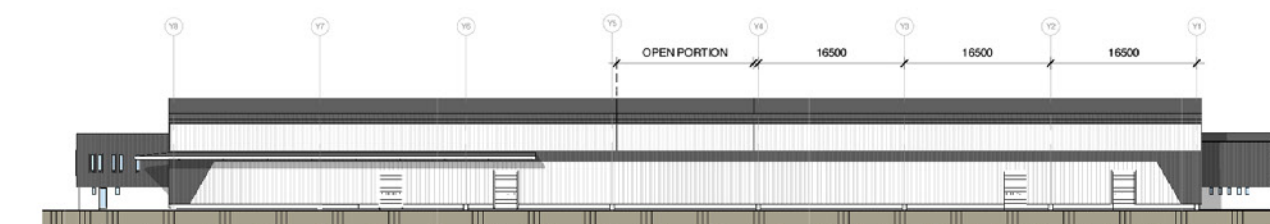
SAXDOWNNE INDUSTRIAL - PHASE 2 AREA SCHEDULE			
REF:	NAME:	CLASS:	AREA:
	WAREHOUSE RENTABLE AREA	J2	3 800,79 m ²
	OFFICE BLOCK - GROUND FLOOR	G1	150,00 m ²
	OFFICE BLOCK - FIRST FLOOR	G1	150,00 m ²
	GUARD HOUSE	G1	12,13 m ²
TOTAL AVAILABLE GLA:			4 112,92 m²
<small>All areas calculated as per SANS 10400 Offices and SANS 10400 Industrial Guidelines</small>			
AVAILABLE YARD AREA		-	± 2 500 m ²
EXISTING FIRE PUMP ROOM & TANKS		-	210 m ²
Office Parking Bays		8 bays	
Warehouse Parking Bays		8 bays	
TOTAL AVAILABLE PARKING:		16 bays	



NORTH ELEVATION
Scale: 1 : 500



WEST ELEVATION
Scale: 1 : 500



EAST ELEVATION
Scale: 1 : 500

REVISIONS			
NO.	DATE	DESCRIPTION	BY

SLT ARCHITECTS

CLIENT:
HEARTWOOD PROPERTIES

PROJECT:
**ERF 4132, SAXDOWNNS ROAD, HAGLEY,
WESTERN CAPE, SOUTH AFRICA**

PURPOSE OF ISSUE:
FOR INFORMATION

DRAWING:
PHASE 2 PROPOSAL - AREA PLAN

PROJECT NUMBER:
-

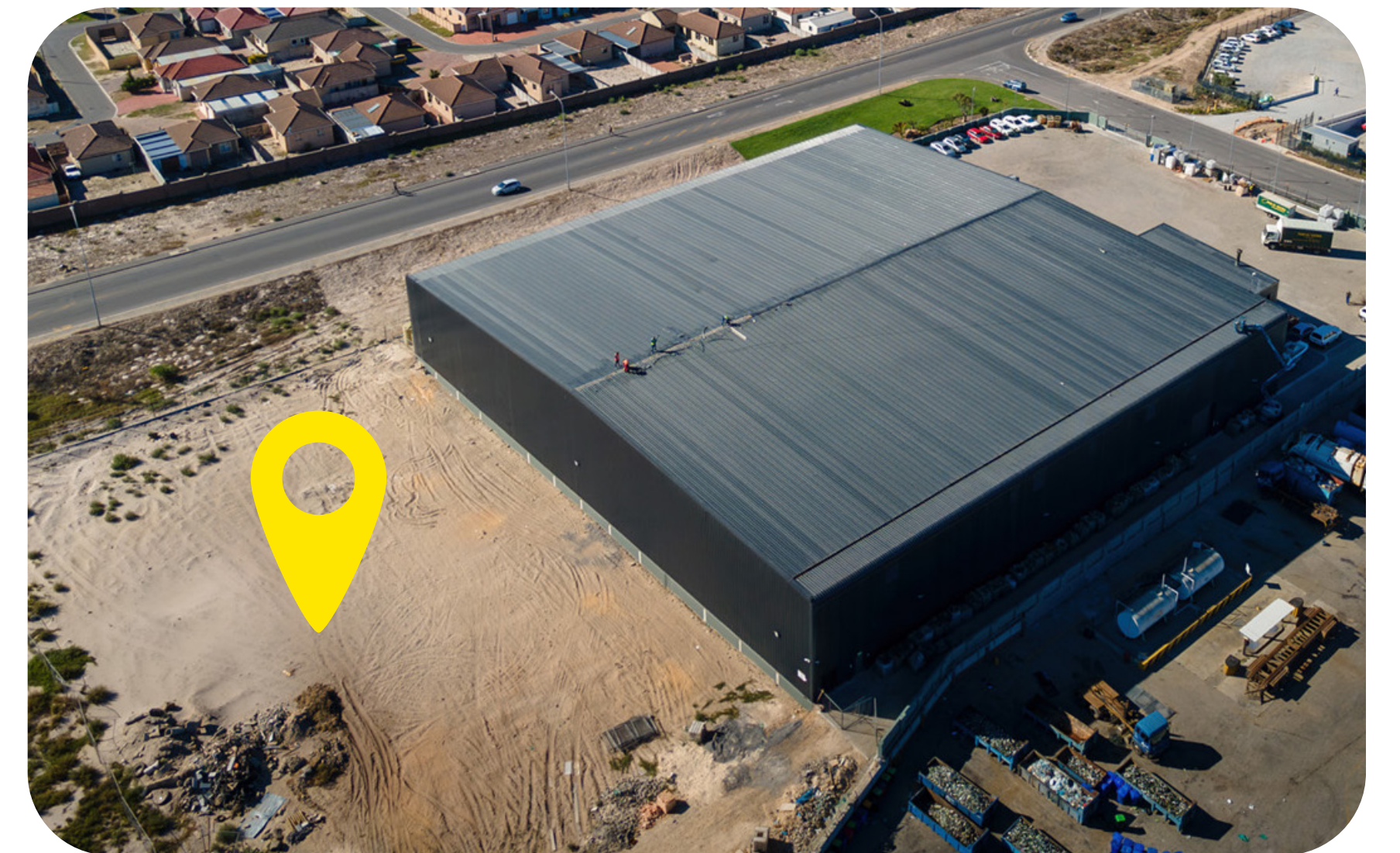
SCALE	As indicated	DRAWN	R Muller	SIZE
DATE	16.05.2023	CHECKED	N Marx	A1
DRAWING	01 001	REV		

PLOTTED: 2023/05/16 16:54:47
W:\DATA\2023 - John Hill Warehouse\01 Saxdownne Phase 2\0223.05.16 (Outer)
Company\Drawn File\SAXDOWNNE Phase 2.rvt

This is a REVIT generated drawing. Drawings must not be scaled. Figured dimensions only may be used. Dimensions should be verified on site and any discrepancies or ambiguities reported to the Architects immediately. This drawing is copyright and the property of SLT ARCHITECTS and must not be retained, copied or used without authority.



RB & Son Transport occupy the existing warehouse on phase 1 of the site.





STELLENBOSCH ARTERIAL



← CAPE TOWN

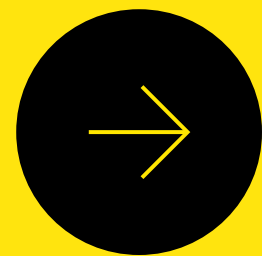
SAXDOWNE ROAD





SAXDOWNE WAREHOUSE

Development Summary



Strategically positioned for
all warehousing businesses.

The development offers **warehouse** and **yard space**, along with a **two-story north-facing office block** and **parking**. Perimeter fencing with controlled access/egress to each site will ensure a **safe and secure** environment for all occupants.

Rondevallei, Cape Town

Cnr Saxdowne Rd & Stellenbosch Arterial Rd

6 661m²

Total land size

4 000m²

Warehouse size

+ Occupation approximately 8 months from signature of agreements

+ Fire pumps and tanks for sprinkler system already constructed

For more information contact **Andrew Utterson**



The completed building can
also be purchased.

Contact Andrew for further information



What's ours, is yours.

Thank you

CONTACT

Andrew Utterson

083 440 0261

Andrew@heartwoodprop.co.za

heartwoodproperties.co.za