

Industrial park to be developed in prime Lanseria Corporate Estate

Renico Construction, leading commercial and industrial development specialists, has announced that it will invest in a modern, new industrial park development at Lanseria Corporate Estate.



Artist rendering of Renico's development at Lanseria Corporate Estate

This follows its purchase of three stands at the estate which it intends to consolidate and develop into an industrial park. The park will comprise six units, with each unit boasting a 1 200m² warehouse component and a 200m² office component. The units will be available to let or purchase on a sectional title.

Renico Construction has developed in excess of 200 000m² of warehouse space over the past five years, and their expertise has led them to identify a market opportunity in the northern suburbs of Johannesburg.

"We identified the Lanseria airport node as one of Gauteng's busiest and most rapidly developing areas," says Nico Louw, Managing Director of Renico Construction. "Lanseria Corporate Estate is excellently located within this node."

Louw explains that the main feature of this park will be warehousing space, as their research points to a shortage in the area based on demand.

"We forecast that this area will continue to grow exponentially within the next two decades, and that demand for prime warehousing and industrial space in the area will increase proportionally."

Louw explains that the corporate feel of the estate, its upmarket features and the access to the newly upgraded Malibongwe Drive further motivated the development of the industrial park.

Lanseria Corporate Estate is a joint venture by an investment consortium including Efcon Capital (Pty) Limited and New Property Ventures (Pty) Limited. It is marketed by Montagu Property Group and Property Logic.

The 90 hectare Lanseria Corporate Estate – which boasts 160 stands – provides investors with an array of added benefits, extending further than its location adjacent to Lanseria International Airport.

"The geographical location of the estate provides exceptional access with it being centrally located enroute to areas such as Fourways, Randburg,

Krugersdorp and Centurion," notes Jurgen Erhart of Efcon Capital.

"The estate also offers world-class security features, access to an extensive labour force within close proximity including Cosmo City and expansive landscaped spaces that create a buffer zone against traffic-related noise pollution."

Erhart has confidence that Lanseria Corporate Estate creates an excellent opportunity for industrial business owners to invest in prime property with exceptional features.

This confidence has already been substantiated by top companies such as Freeworld Coatings and Cash Crusaders recently concluding deals for stands in the estate.

The developers of Lanseria Corporate Estate have invested R200 million in basic infrastructure to date, and estimate that investment in the estate will increase by R2 billion within the next six years. ■

Lanseria node's no-toll roads network

As 42 tolling stations across hundreds of kilometres of major freeways around the Gauteng area get ready to levy toll fees on road users from April 2011, many road users, especially high-traffic logistics operators, are considering new routes to avoid additional costs.

Industrial property developer Jurgen Erhart of Efcon Capital believes that untolled roads linking Pretoria to Johannesburg, such as the N14, will offer an increasingly popular alternative to the tolled highways and are likely to encourage growth in these nodes.

"Untolled access for staff and management will become an important factor and Lanseria Corporate Estate offers such access to residents in many of the north and north-western regions of Johannesburg and south-western regions of Pretoria," he says.

Lanseria Corporate Estate users will benefit from toll free access from Centurion and Pretoria south-west areas, Cosmo City, Randburg, Krugersdorp and the general Fourways area. ■



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