

# COMMERCIAL & INDUSTRIAL PROPERTY NEWS

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# Lanseria Corporate Estate

**Quality environments lead to quality investments.**

Lanseria Corporate Estate is the first green industrial park in Africa, and has been designed to become the best in the country, with all the requisite development controls in place.

This estate is the only serviced light industrial/commercial estate in the Lanseria area and has many valuable attributes such as safety and security, traffic accessibility, environmental sensitivity (a carbon neutral report has been issued by global consultants Turner & Townsend) accompanied by an attractive landscape and proximity to labour pools, all adding up to an excellent work environment.

The estate has been designed according to green principles and has been issued with a carbon neutral report

## **Sales and development**

Lanseria Corporate Estate has sold 194 000 m<sup>2</sup> of land with a further 50 000 m<sup>2</sup> under negotiation. The estate has proclaimed two phases with erven sized from 3 800 m<sup>2</sup>. It can accommodate small and large users.

Purchase options range from stands to complete turnkey packages for prospective tenants and owners. "Our professional development team ensures a speedy and hassle-free acquisition and construction process to enable you to be in your new purpose-built industrial/office/showroom/retail space within six months, at an affordable price," says a spokesperson for the estate.

Approximately 35 000 m<sup>2</sup> of warehousing, factory and office space is under construction and the planning phase, including 16 000 m<sup>2</sup>, has been completed.

## **Location and access**

The entire Lanseria Corporate Estate covers 90 ha bordering Lanseria International Airport. It overlooks the Cradle of Human Kind, with 30 000 upper-income households within a 10 km radius.

The estate is accessed from Malibongwe Drive, a double carriageway that provides direct and quick access to the N14 highway (Pretoria – Krugersdorp) and the N1. It is a mere 4 km to the N14. East to west and north to south, access from this location is excellent.

"Away from planned toll roads and major traffic zones, it provides efficient and easy access for staff and customers," adds the spokesperson.

Lanseria Corporate Estate is immediately adjacent to Lanseria International Airport, which has scheduled flights to Durban and Cape Town via Kulula (Comair) and Mango. Passenger numbers already exceed 120 000 per month and should reach an annualised two million by year-end. The airport is experiencing continuous growth and is completing the construction of a new runway at a cost of approximately R150 million.





Purchase options range from stands to complete turnkey packages at Lanseria Corporate Estate

Lanseria International Airport has recently been sold to a consortium of investors including Sandton-based Pan African infrastructure development fund manager Harith. The other investor comprises a black economic empowerment consortium which includes the women's empowerment company Nozala and the Government Employee Pension Fund (GEPF) through the Public Investment Corporation (PIC). 'This is a landmark transaction for private sector infrastructure deals in South Africa,' says Harith CEO, Tshepo Mahloele.

"The long-term infrastructural development opportunities emanating from the acquisition and expansion of the airport will create jobs and facilitate the expansion of critical infrastructure in Gauteng and thus contribute to the economic transformation endeavours of the country," said PIC chief investment officer Dr Dan Matjila.

The estate and the airport form the nucleus of a development master plan for the Lanseria area which has received general council approval.

### Infrastructure services

All the estate's infrastructure services are installed and ready to use. These services include power, roads, water and sewer. Telkom is the telecom provider.

The estate provides low-cost electricity provided by Eskom, with resultant saving of up to 50% compared to City Power and Tshwane.

### Environmental sustainability

Lanseria Corporate Estate offers you the opportunity to be part of the first green industrial estate in Africa, with many environmental plus factors, including recycled grey water used for toilet flushing and irrigation, porous paving stormwater attenuation, and well managed and irrigated indigenous landscaped private and public spaces along wide boulevards.

For further information visit its website:

[www.lanseriace.co.za](http://www.lanseriace.co.za) or contact Simon Mills on 083 357 7592 or John Whaal on 082 459 5553.

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