


GROWTHPOINT
PROPERTIES



Racetrack Midrand





Racetrack: This well-located building is situated in the Midrand Hub of Kyalami Racetrack, with close proximity to public transport.

Racetrack is conveniently situated with quick and easy access to Allendale Road.

This stand-alone Industrial building offers warehouse and modern offices. The property is sprinkler protected with a 3-phase power supply and yard area. The warehouse has dock and on-grade loading facilities which is suitable for logistical usage.

Parking available - open bays and shade net bays included in the gross rental.



SPRINKLER PROTECTION



3 PHASE POWER
1000 AMPS



ROLLER SHUTTER DOORS



DOCK & ON GRADE LOADING



FIBRE



EAVE HEIGHT 13m



PUBLIC TRANSPORT

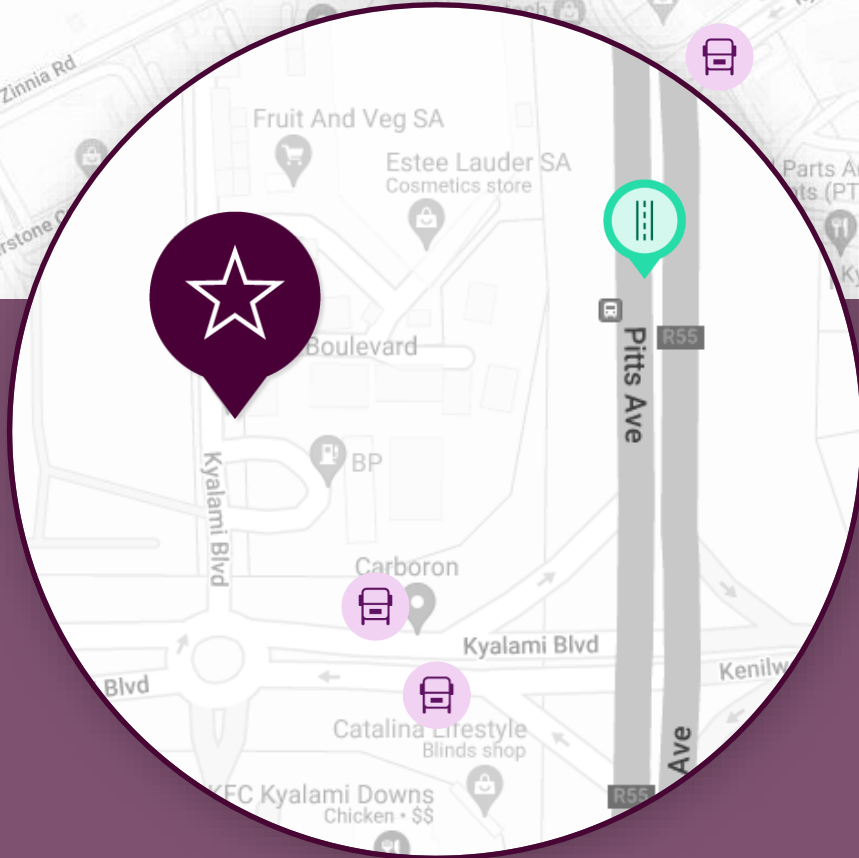
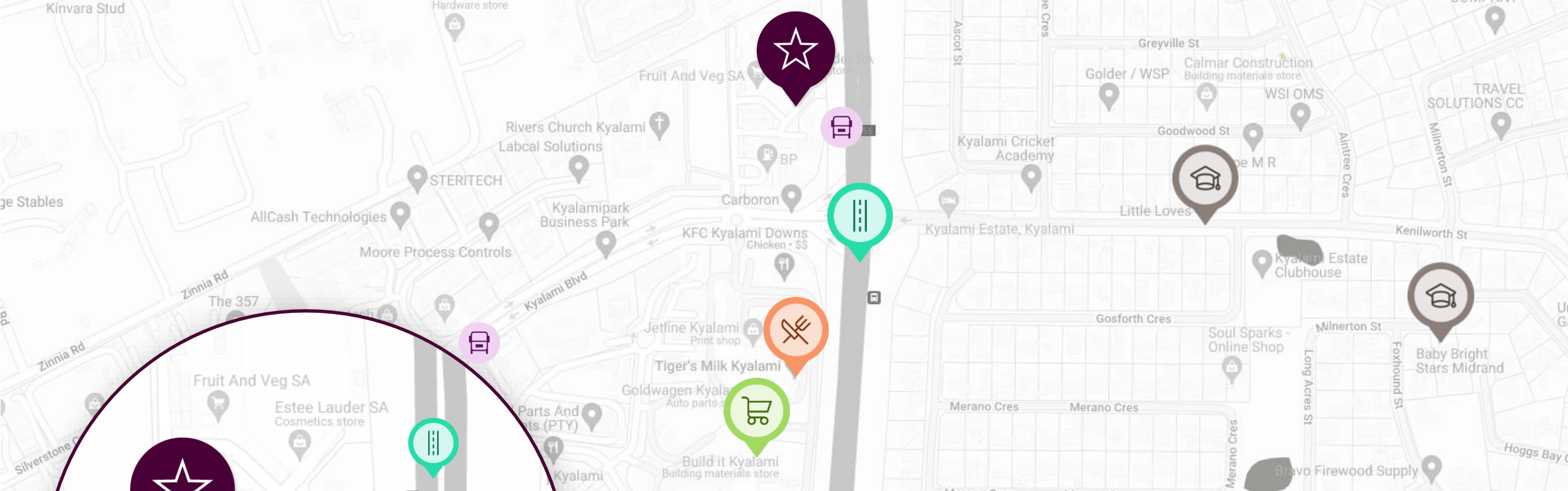


PARKING



24/7 SECURITY





Location

Racetrack is situated at 4 Kyalami Boulevard Kyalami Park, which has easy access to the Allendale Road.



Close to main arterial roads



Pre-schools available in the area



Public transport available in the area



Close to shopping outlets



Restaurants



Close to the N1 highway



INTERIORS





EXTERIORS



Floorplan

Racetrack

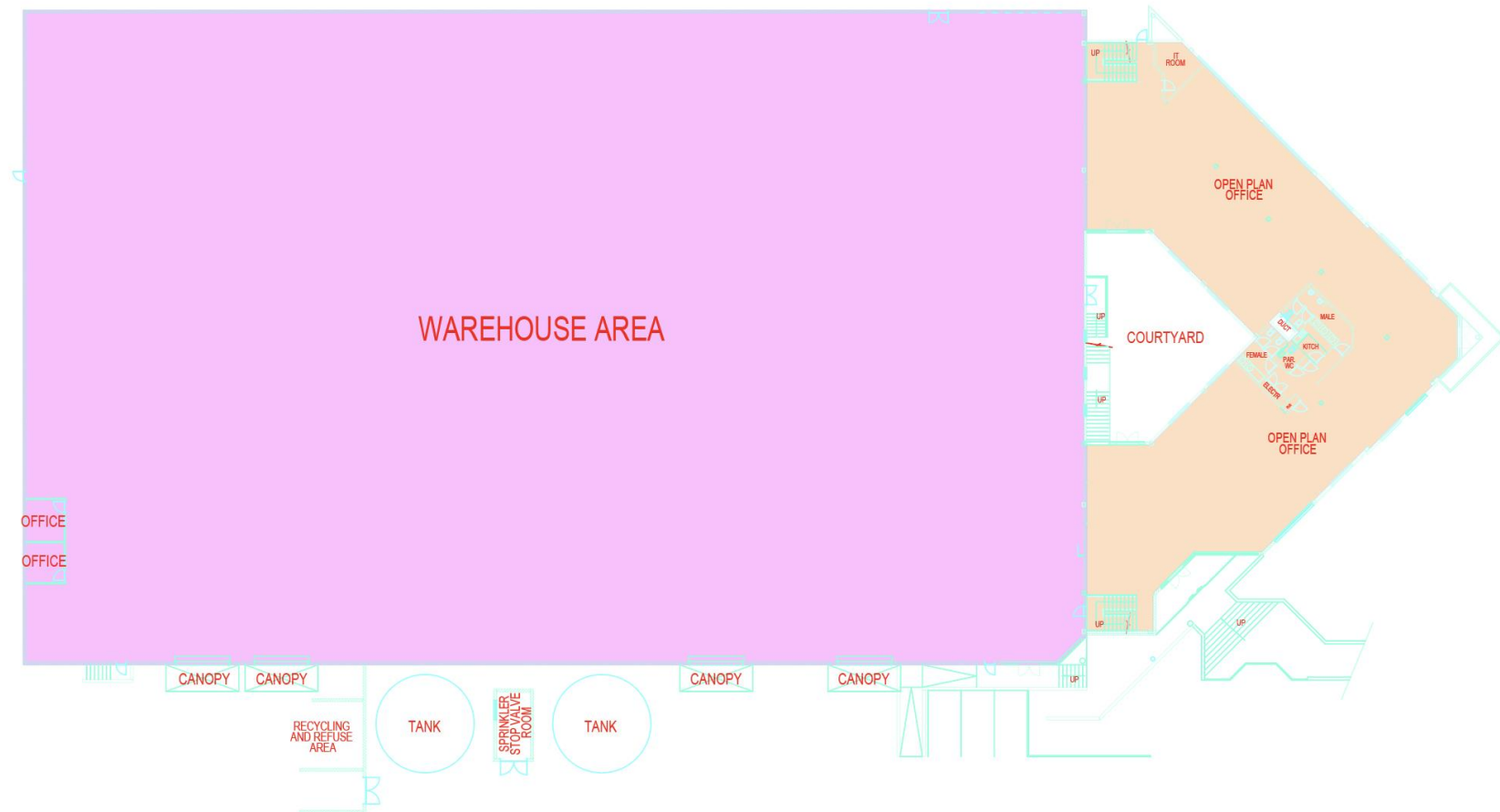
4 Kyalami Boulevard, Kyalami Park

| | |
|-----------|------------------------|
| Office | 1,556.01m ² |
| Warehouse | 3,966.07m ² |

Property Charges

Stand-Alone Property

| | |
|------------------|------------------------|
| Size of space | 5,522.08m ² |
| Gross Rental | R77.00/m ² |
| Net Rental | R66.62/m ² |
| Assessment Rates | R8.10/m ² |
| Operating Costs | For tenants' own cost |
| Insurance | R0.95/m ² |
| CID | R1.33/m ² |



space to thrive

GROWTHPOINT
PROPERTIES



Contact leasing consultant

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