

presenting

a brand new development brought to you by



# 3 on Rusper

standard *newlyn* group onward upward forward

**TO LET**



**OCCUPATION  
May 2010**

**TO LET**

Compiled by:  
**Norman Alexander**  
COMMERCIAL / INDUSTRIAL PROPERTY BROKER  
PO BOX 269 CAPE TOWN 8000  
TEL. +27 21 465 5907 OFFICE  
CELL. +27 83 631 4410  
Email: [alexnda@telkomsa.net](mailto:alexnda@telkomsa.net)  
February 10

# Site Development plan and Typical Office Plan

<b>Total Warehouse:</b>	<b>12,350m<sup>2</sup></b>
<b>Total Concrete Yard:</b>	<b>5,000m<sup>2</sup></b>
Warehouse A:	4,200m <sup>2</sup>
Office A:	420m <sup>2</sup>
Warehouse B:	1,300m <sup>2</sup>
Office B:	420m <sup>2</sup>
Warehouse C:	2,640m <sup>2</sup>
Flexi Area A:	2,000m <sup>2</sup>
Flexi Area B:	2,000m <sup>2</sup>
Service Buildings:	200m <sup>2</sup>

A brand new single level 12350m<sup>2</sup> warehouse, with 9m stack height increasing to 14m at apex.

Minimal column placement offering maximised utilisable floor area.

Canopy over operational loading area.

5000m<sup>2</sup> concrete yard space.

A grade office space.

Can be subdivided and modified to suit your requirements.

Boundary wall and guard hut.

Occupation May 2010



Located in Rusper Street, off Voortrekker Road in Maitland, Cape Town. Maitland is an industrial and commercial area located near the suburbs of Ndabeni, Woodstock, Kensington and Pinelands. The property is close to both the harbour and the Cape Town International airport. It is easily accessible from the R102 and N1 and is in close proximity to rail transport.

locality plan in Maitland



locality plan in Cape Town



# 3 on Rusper

FOR LEASING ENQUIRIES CONTACT:

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November 09



12 350 m <sup>2</sup>	Warehouse with A Grade Offices
5 000 m <sup>2</sup>	Concrete Yard
9m	Stack Height increasing to 14m at Apex in warehouse
Columns	Minimal column placement to maximise utility in warehouse
External canopy	Over operational loading area
Other	Perimeter Wall & Guard Hut
Rentals	Market related   offers will be considered depending on lease term

TO ARRANGE FOR VIEWING CONTACT:

**Norman Alexander | Jason Elley**

COMMERCIAL / INDUSTRIAL PROPERTY BROKER  
PO BOX 269 CAPE TOWN 8000

TEL. +27 21 465 5907 OFFICE

CELL. +27 83 631 4410 | +27 82 3392722

Email. [alexnda@telkomsa.net](mailto:alexnda@telkomsa.net) | [normanalexnda@gmail.com](mailto:normanalexnda@gmail.com)

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