

colliers international business park
nelspruit, mpumalanga
south africa



• introduction

Investing in industrial space makes more sense than ever. Fed up with fluctuating rental prices, smart business owners are fixing their occupation costs by purchasing facilities in the Colliers International Business Park.

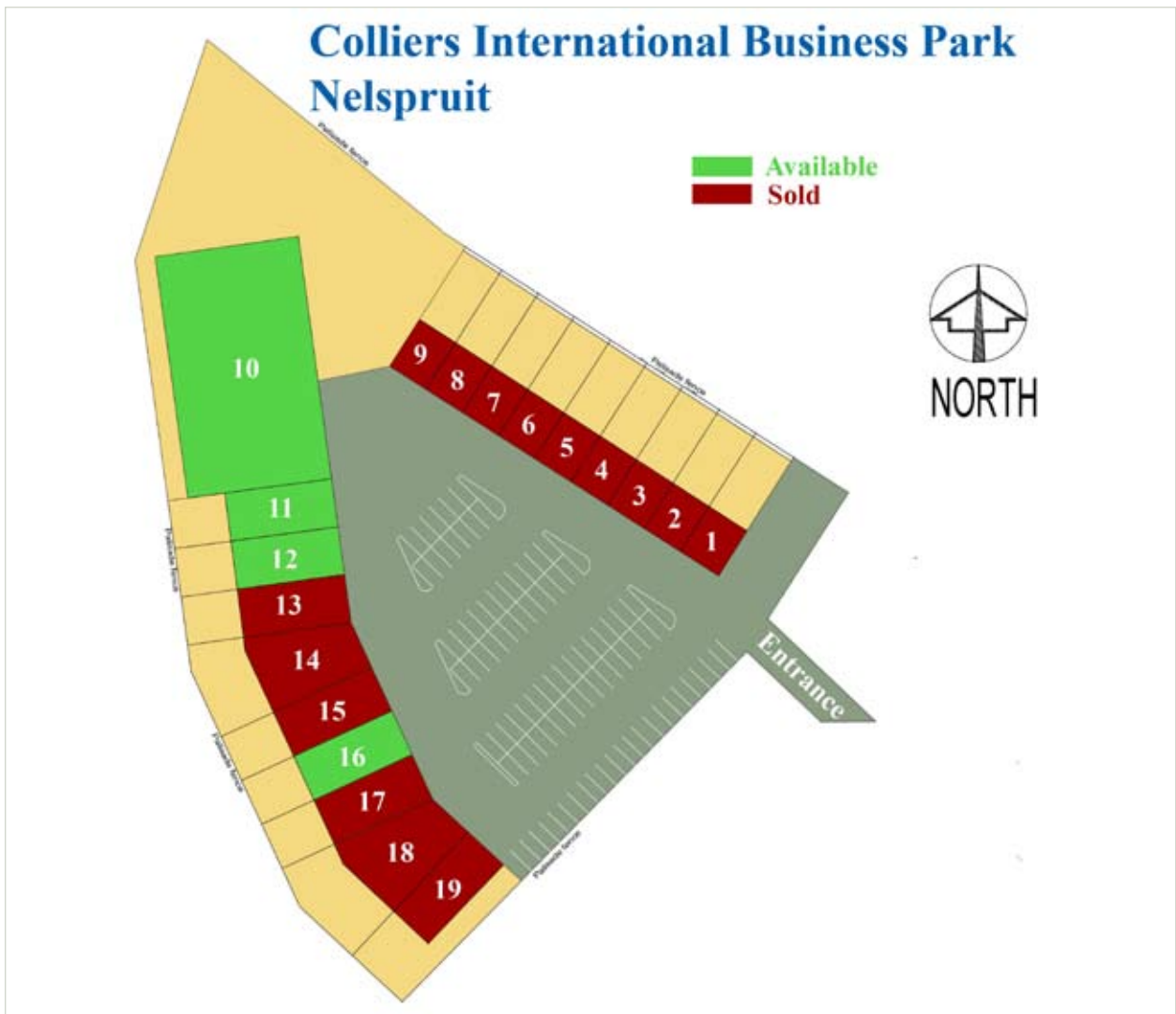
Located inside Nelspruit's renowned Riverside Industrial Park, this 19 unit development is just five minutes from the Riverside Mall, ten minutes from the airport and easily accessible from the N4.

Colliers Industrial Park occupies Riverside's last industrial-zoned site. Also ideal for retail purposes, the versatile park offers the tenant enormous flexibility. The sites are for sale with sectional title or available for lease and include both light industrial and retail rights.



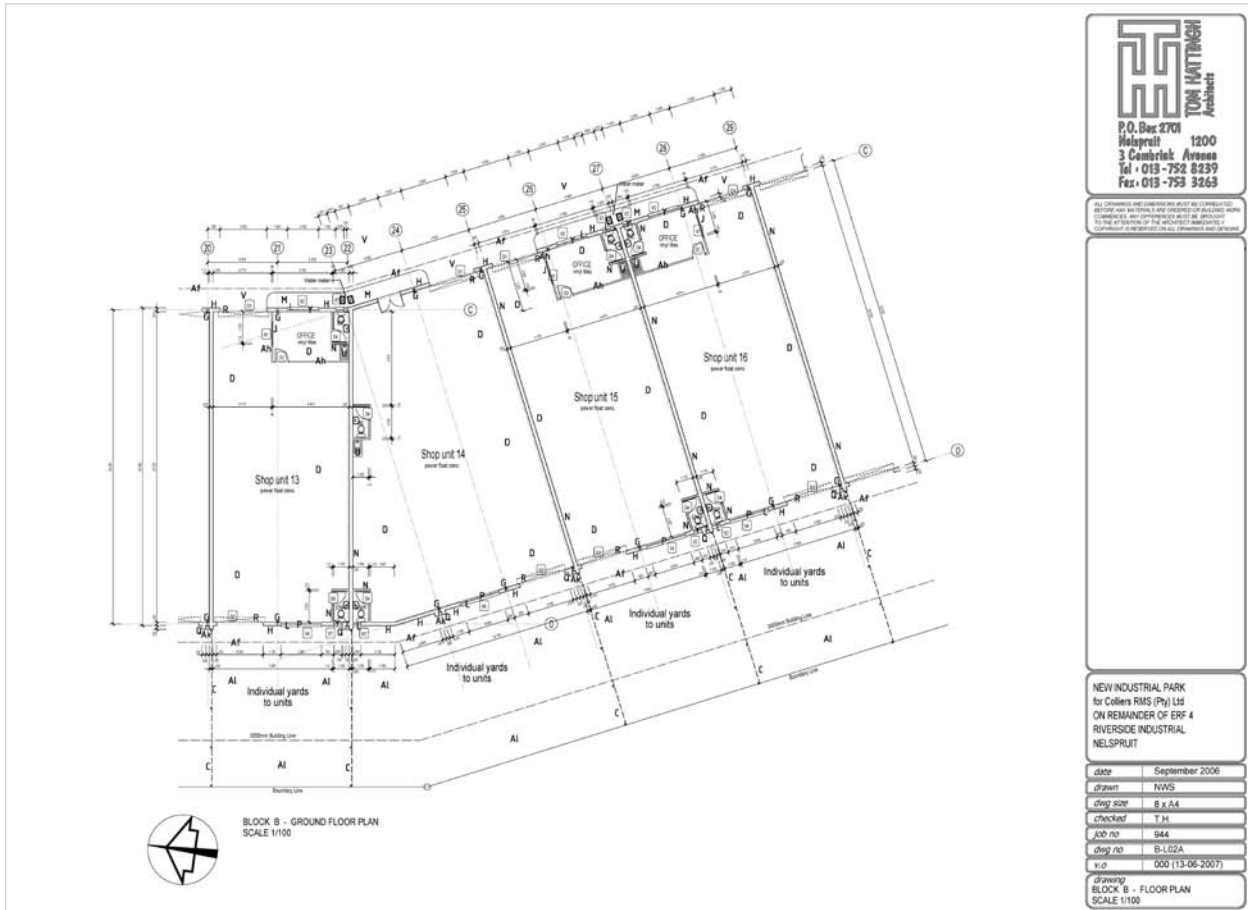
AERIAL VIEW COURTESY GOOGLE EARTH

• site map



Currently, four of the 19 units remain – three with approximately 184 m² and one with 1 235 m² under roof. Each self-contained, multi-use unit includes both an office and a bathroom. The flexible layouts can be configured or combined to suit the owner's needs. The largest unit is big enough to serve as an impressive showroom for a furniture or car manufacturer and has 1 000 m² of additional yard space ideal for distribution or storage.

• architectural drawing



Riverside Industrial Park is an integral part of the Nelspruit infrastructure and has been a sought after investment opportunity from the development's conception. Since marketing began on the Colliers site, the sales prices have increased by 17%. Thriving companies are already operating on the premises; the remaining units are ready now.

• construction progress



top left: VIEW FROM CENTRAL PARKING LOT TO UNIT 12
top right: VIEW FROM CENTRAL PARKING LOT UNIT 9
above: UNITS 20 AND 21

• situation

1. From the Nelspruit Airport, follow the road to the JHB [Nelspruit main highway].
2. Turn **right** at the traffic lights towards Nelspruit.
3. At the next traffic lights, turn **left** towards White River.
4. Carry on **straight** past the show grounds on your left.
5. You will see the beginning of the industrial park on the **left**.
6. At the next traffic lights at the BP Garage turn **left** towards Sabie.
7. The entrance to the Riverside Industrial Park is on the **left hand side** at the first traffic light.
8. Once you get into the Park turn first **right**, at the dead end, veer to the **right** on the dirt road.
9. The site is behind the Nissan Garage.



technical specifications

FLOORS	150mm thick concrete surface bed on compacted fill
WALLS	Cement brick walls
WINDOWS	Anodised aluminium with fixed glazing and aluminium opening section
DOORS & FRAMES	<p>Vehicle / Service Entrance</p> <p>4m x 3m galvanised mild steel manually operated roller shutter door</p> <p>Office Unit</p> <p>Timber frame with semi-solid core door, finished in enamel paint</p> <p>Toilets</p> <p>Timber frame with semi-solid core door, finished in enamel paint</p>
ROOF COVER	Light industrial IBR roof sheeting, galvanised finish
ELECTRICAL	<p>3 Phase supply to main DB board</p> <p>Warehouse lighting to 160 Lux with high bay fittings</p> <p>2 x outside light points with low voltage spotlights</p> <p>4 x 15 amp plug points per 200m² of floor area</p> <p>1 x Telkom point</p>
PLUMBING	<p>1 toilet basin in each unit</p> <p>Taps Cobra cold H2O Pillar tap Star Code III with brass grating plug and chain, or similar • WC Low level suites with wash down pan and double flap seat • Sink 1,2m reversible sink unit, with Star Code 113 cold high waste pillar tap with brass grating, plug and chain</p> <p>White glazed wall tiles for splash-backs of basin and sink</p> <p>Vinyl flooring in toilet area</p> <p>Silvered float glass mirror, 450 x 600mm</p> <p>CP toilet roll holders and towel rails</p> <p>Hot water supply</p>
EXTERNAL WORKS	<p>Main access and distribution roads Premix asphaltting to engineer's specifications with precast concrete barrier kerbs • Parking bays demarcated in white road marking paint • Directory signage by the developer</p>
VENTILATION	<p>All standard units will comply with Local Authority Requirements</p> <p>Toilets mechanically ventilated to meet Local Authority Requirements</p> <p>No A/C supplied</p>
FIRE EQUIPMENT	<p>Fire hose reels supplied to Local Authority Requirements</p> <p>Internal fire equipment not provided</p>
PERIMETER FENCING	Palisade fencing
SUBSTITUTION	The Developer reserves the right to substitute materials and finishes in accordance with the architect's final selection

• current pricing

UNIT NO.	LAND SIZE	LAND COST/m ²	BUILDING SIZE	BUILDING COST/m ²	PRICE
Unit 1	208	R 245.61	80	R 5,263.17	SOLD
Unit 2	208	R 280.00	80	R 6,000.00	SOLD
Unit 3	208	R 245.61	80	R 5,263.17	SOLD
Unit 4	208	R 245.61	80	R 5,263.17	SOLD
Unit 5	208	R 245.61	80	R 5,263.17	SOLD
Unit 6	208	R 245.61	80	R 5,263.17	SOLD
Unit 7	208	R 245.61	80	R 5,263.17	SOLD
Unit 8	208	R 280.00	80	R 6,000.00	SOLD
Unit 9	208	R 245.61	80	R 5,263.17	SOLD
Unit 10	2235	R 300.00	1235	R 5,500.00	R 7,463,000.00
Unit 11	277	R 350.00	184	R 6,500.00	R 1,292,950.00
Unit 12	277	R 350.00	184	R 6,500.00	R 1,292,950.00
Unit 13	277	R 350.00	184	R 6,500.00	SOLD
Unit 14	421	R 350.00	246	R 6,500.00	SOLD
Unit 15	279	R 350.00	184	R 6,500.00	SOLD
Unit 16	279	R 350.00	184	R 6,500.00	R 1,293,650.00
Unit 17	279	R 350.00	184	R 6,500.00	SOLD
Unit 18	473	R 350.00	264	R 6,500.00	SOLD
Unit 19	325	R 350.00	184	R 6,500.00	SOLD

FOR MORE INFORMATION
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• partners



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