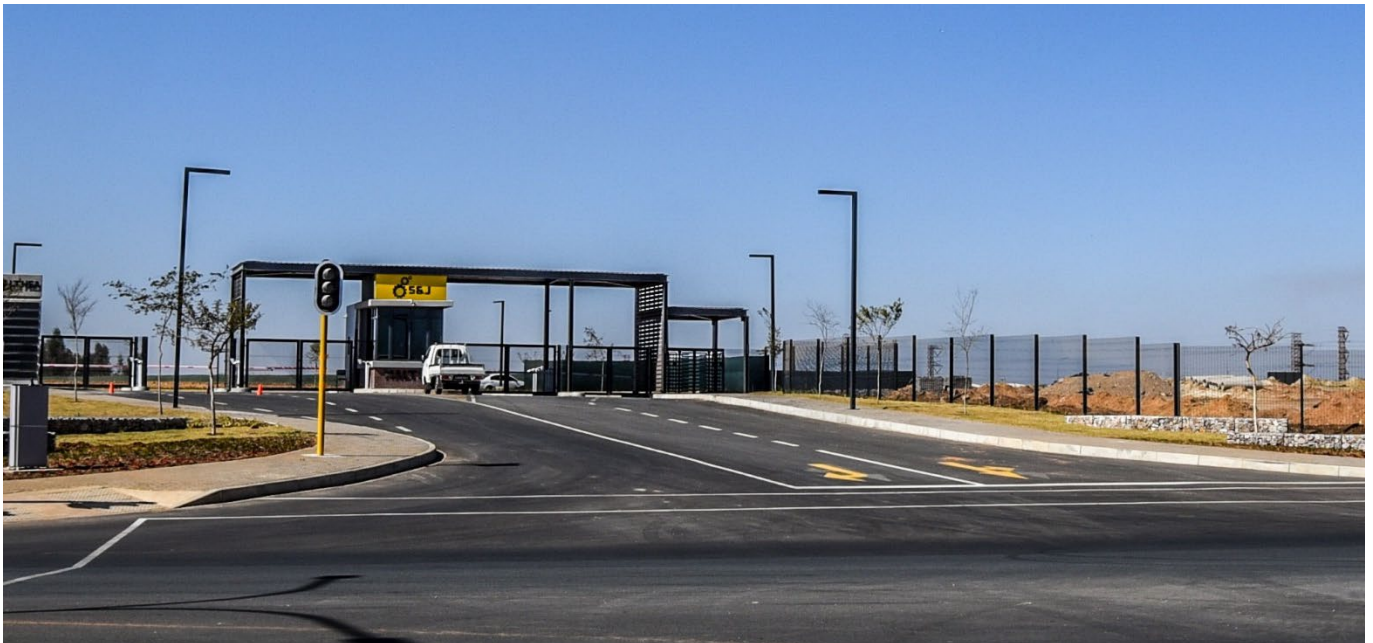


## AMALTHEA PRECINCT FACT SHEET

S&J offers great visibility and convenient access to and from the M2, N12, N17 & N3 highways. Situated in what is set to be one of the largest industrial estates in Johannesburg, in the South-Eastern corridor of Johannesburg.

The 28-hectare Amalthea Precinct will allow for the development of over 170,000m<sup>2</sup>. The precinct offers stands from 10ha for sale, develop to lease and turnkey development facilities. First phase infrastructure has been installed, with the remaining installations programmed for Q2 2022.

The precinct accommodates logistics, manufacturing, warehousing and distribution centres. Units (designed to tenant specifications) are available from: 4 000m<sup>2</sup> – 100 000m<sup>2</sup> plus.



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The information herewith does not constitute a mandate and is subject to change without notice

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1. TOTAL AREA (LAND SALES / TENANT DRIVEN DEVELOPMENTS)

PHASE	ERF NUMBER	AREA M <sup>2</sup>	STATUS
2A	258	13 001	Under Offer
	259	13 712	Available for sale / develop to lease
	260	34 476	Let
	261	26 942	Available for sale / develop to lease
	262	23 620	Available for sale / develop to lease
2B	252	10 342	Available for sale / develop to lease
	253	11 391	Available for sale / develop to lease
	254	13 656	Under Offer
	255	10 000	Available for sale / develop to lease
	256	11 956	Available for sale / develop to lease
2C	245	11 136	Available for sale / develop to lease
	246	11 294	Available for sale / develop to lease
	247	13 202	Available for sale / develop to lease
	248	12 237	Available for sale / develop to lease
	249	11 101	Available for sale / develop to lease
	250	10 000	Available for sale / develop to lease
2D	243	32 066	Available for sale / develop to lease
	244	13 585	Available for sale / develop to lease

2. ZONING

Zoning	Industrial 1
Permitted Uses	Industries, offices, commercial purposes, fitment centre, motor workshops, light industry, auctioneers, showrooms, motor dealers, service industries.
Max Height:	20m (Relaxation on application)
F.A.R	0.6
Coverage	60%
Parking	2 / 100m <sup>2</sup> Warehouse 1 / 100m <sup>2</sup> Office

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**4. ESTIMATED RATES & O.A LEVY**

- Land Sales from R 1 250/m<sup>2</sup>
- Rentals from 59/m<sup>2</sup>
- Estimated Rates 2021 R 5.50 p/m<sup>2</sup>
- Estimated O.A Levy R 0.37c p/ land m<sup>2</sup>

**6. EASILY ACCESSIBLE TO:**

- N17, N12 & N3 & M2 Highways

**7. CENTRALLY LOCATED TO:**

- OR Tambo International Airport
- City Deep Inland Port
- JHB CBD & JHB Industrial Hubs

**8. VALUE ADDED SERVICES**

- 24 Hour Access Controlled areas
- Camera monitored precinct linked to on site response teams
- Precinct lay buys to accommodate public transport
- Pedestrian and Cycle paths
- Planned area, business facilities & convenience retail

**9. DEVELOPMENTS**

Development to suit tenant requirements and turnkey solutions available

Development proposals and related rentals are subject to:

- A full brief from the client to allow for design and costing
- Signature of the relevant offer documents.
- S&J Shareholder Approval



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