

TYVEST WAREHOUSE UNITS

Bellville Industrial Park

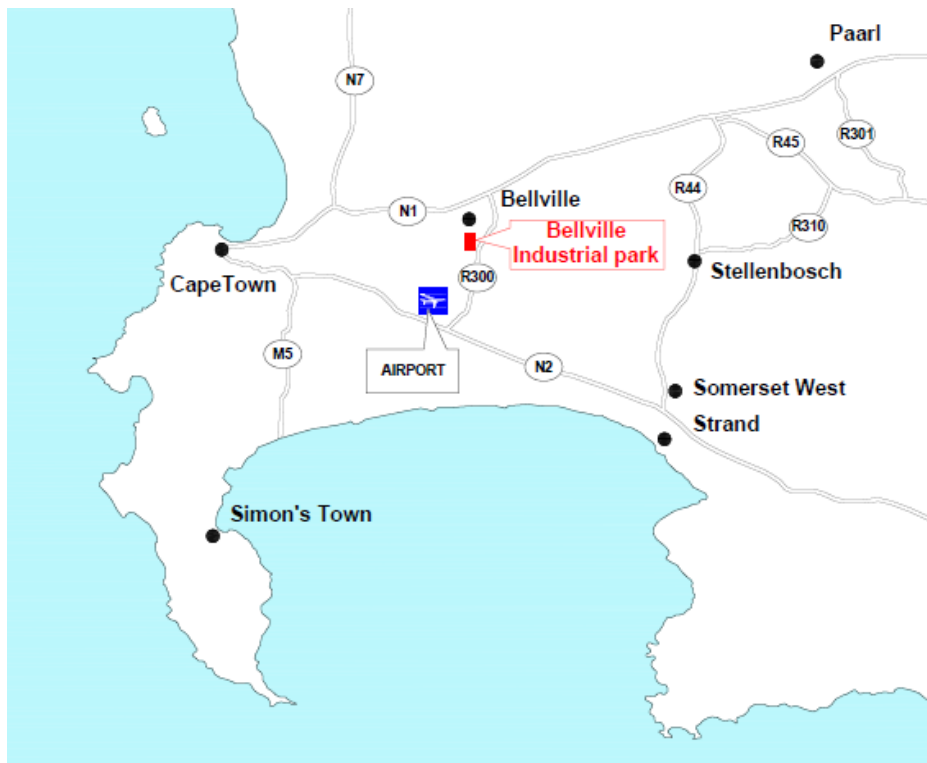


Artist Impressions

BELLVILLE INDUSTRIAL PARK

With industrial land in short supply in Cape Town, Bellville Industrial Park is well positioned with easy access to both the N1 and N2 freeways via the R300. The park is able to accommodate a wide range of industrial users and offers convenient access and distribution options outside the heavily congested zones such as Epping Industria and Montague Gardens.

LOCATION



Bellville Industrial Park is located in close proximity to Stikland and Brackengate. The last vacant parcels of land on either side have recently been acquired by Growthpoint and Redefine. The 80,000m² recently developed Mega Park complex is situated to the west of Bellville Industrial Park.



ACCESSIBILITY

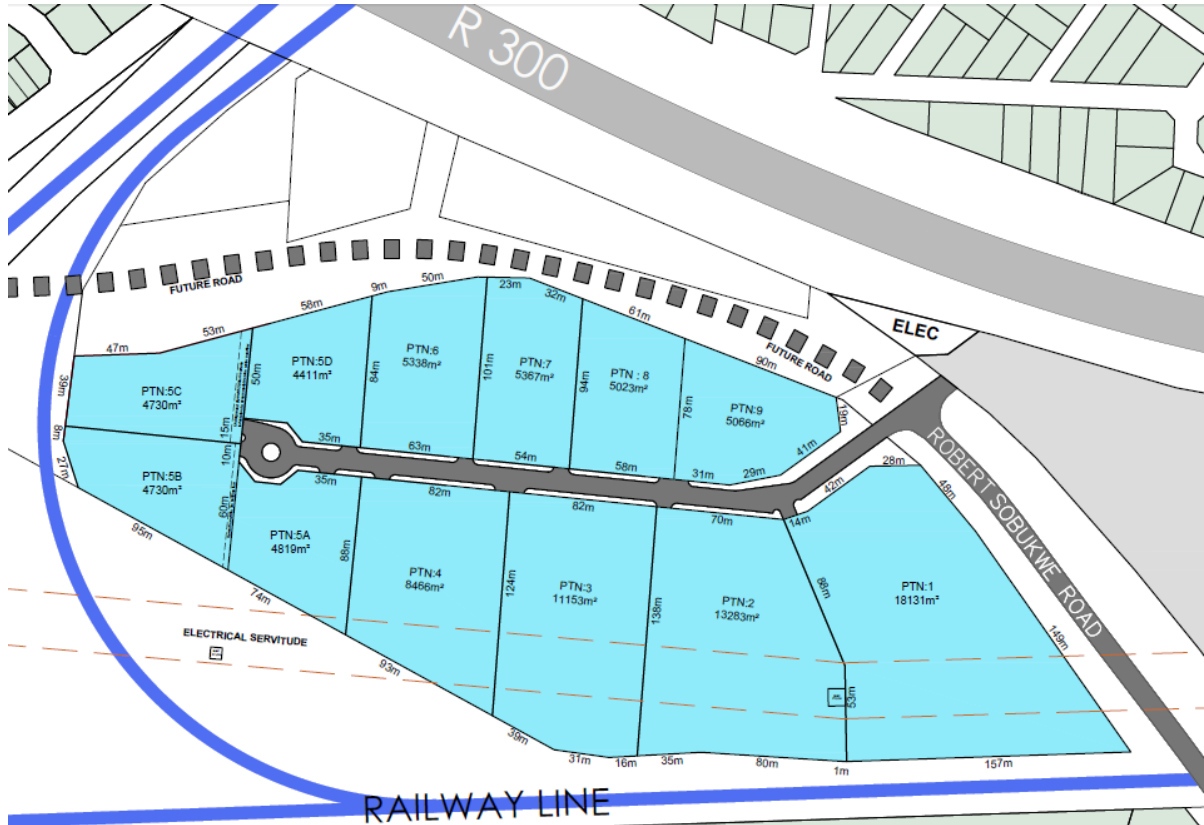
Bellville Industrial Park is ideally located to service the greater Cape Town area while also taking advantage of the future expansion of Cape Town. Robert Sobukwe Road (Ex Modderdam Rd) links the Park directly with Cape Town International Airport. Being positioning alongside the R300 allows for easy access to both the N1 and N2 highways



PHASE 1

Phase 1 comprises of 9 hectares of serviced industrial sites, ranging from 5 000m² to 50 000m². Architectural guidelines ensure that all the buildings in the park will have a professional and investment grade appearance. **The Tyvest development is situated on Erf 25616 Kuils River shown on the Phase 1 Plan below.**

TYVEST DEVELOPMENT – ERF 25616 KUILS RIVER



TYVEST DEVELOPMENT

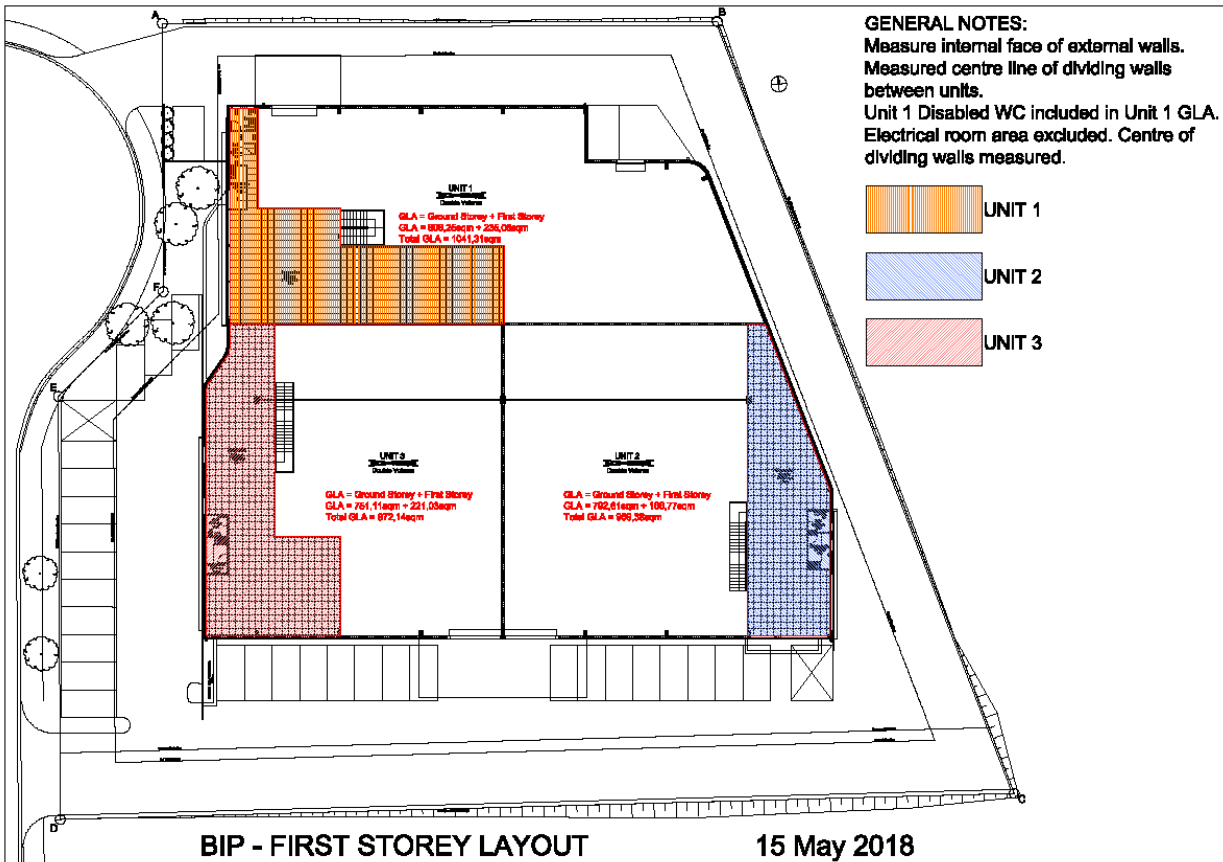
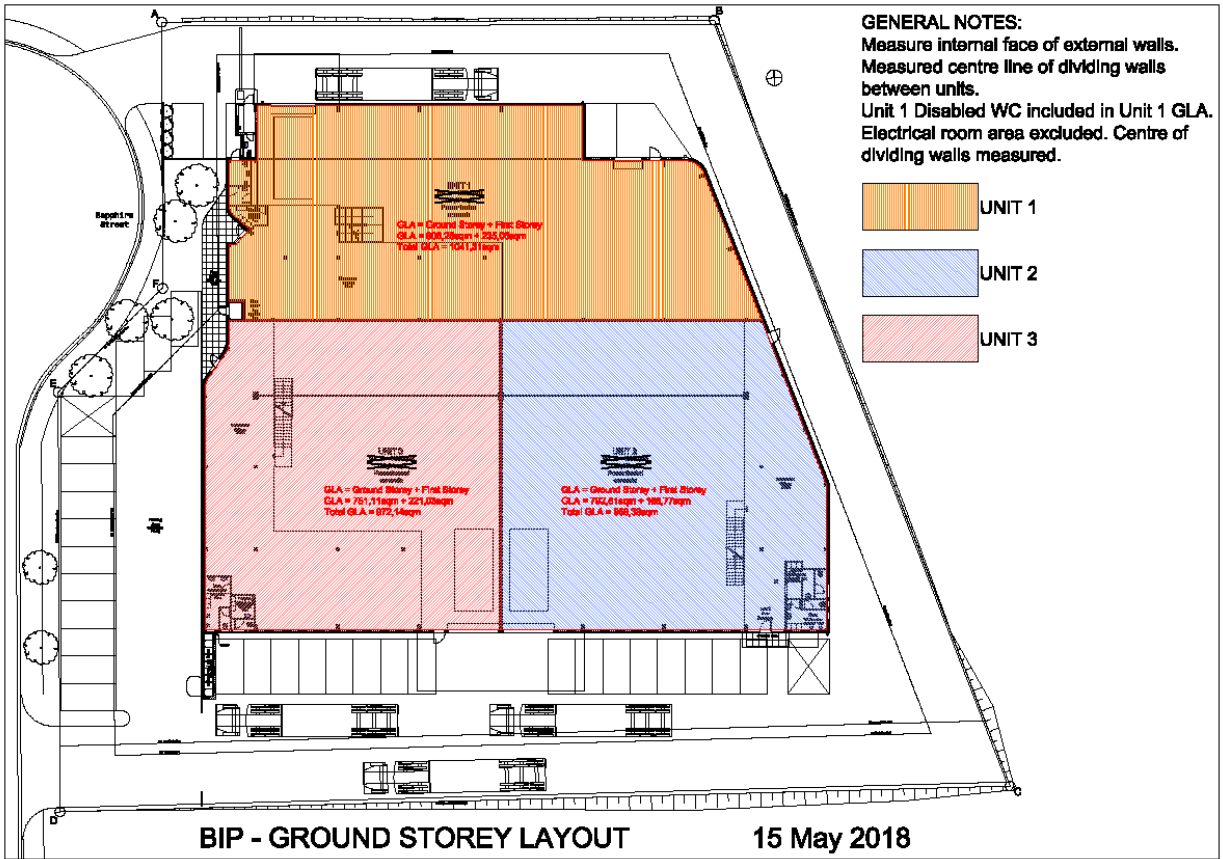
The Tyvest development on Erf 25616 Kuils River comprises 3 Units as shown in the Layouts, with the following GLA's:

Unit 1 = Ground Storey + First Storey offices & mezzanines **Available to Let**
 GLA = 806.25m² + 235.06 m²
 Total GLA = 1041.31m²

Unit 2 = Ground Storey + First Storey offices & mezzanines **Available to Let**
 GLA = 792.61m² + 166.77 m²
 Total GLA = 959.38m²

Unit 3 = Ground Storey + First Storey offices & mezzanines **Available to Let**
 GLA = 751.11m² + 221.03 m²
 Total GLA = 972.14m²

LAYOUTS



RENTAL RATES

R75/m² excluding VAT and operational costs.

Unit 1 : R78 098.25/m excl VAT and operating costs

Unit 2: R71 953.50/m excl VAT and operating costs

Unit 3: R72 910.50/m excl VAT and operating costs

OPERATING COSTS

Estimated 15% (includes rates, security, cleaning, maintenance & insurance)

PARKING

10 bays per Unit

2 Visitors bays

1 Disabled bay

OCCUPATION DATE: 1 November 2018 (beneficial occupation 1 October 2018)

TENANT INSTALLATIONS: T.I included (specification negotiable depending on lease)

LEASE PERIOD: Minimum 3 years.



SPECIFICATIONS:

1.EXTERIOR

1.1 MAIN BUILDING

Structure	<ul style="list-style-type: none">- Main Building design to Warehousing (building type class J3) & Offices (building type class G1 as per SANS 10400.- reinforced concrete foundations to Engineer's specification and details.
Concrete Structure	<ul style="list-style-type: none">- Reinforced concrete columns to Engineer's detail.- 1 Coat plaster and 2 coats high grade exterior quality PVA to reinforced concrete beams, columns and soffit returns to Engineer's details.
Roof Structure	<ul style="list-style-type: none">- Steel girder truss structure to Engineer's specification and details.- High tensile Standard colour white 'Kliplok' Chromadek 700 or equal roof sheeting with matching trims and flashings where indicated by Architect & Engineer.
Rainwater Goods	<ul style="list-style-type: none">- Galvanised gutters, box gutters, hopper boxes connected to galvanised box downpipes
External Walls	<ul style="list-style-type: none">- 280mm dual skin cavity masonry walls with one (1) coat external plaster. Plaster to be painted with one (1) coat sealer and two(2) coats exterior PVA.- Polycarbonate vertical side cladding with sheet metal trims and flashings where indicated by Architect & Engineer. Polycarbonate sheeting to provide natural light.- Fixed weather louvres to provide smoke ventilation.
Shopfronts	<ul style="list-style-type: none">- Powder coated aluminium with safety glass.- Entrance doors – Hinged powder coated aluminium framed entrance doors with safety glass.- Windows – Hinged powder coated aluminium framed windows with safety glass.- Service door – Hinged powder coated aluminium framed louvred door with weather louvres.- Fire doors – Hinged fire rated door with pressed galvanised mild steel door frame with rebates and threshold, built into masonry walls.
Roller Shutter Doors	<ul style="list-style-type: none">- 4,6m high chain operated industrial type slatted roller shutter doors to be installed to manufacturer's specifications and detail.Finish – Hot dipped galvanised.
Security	<ul style="list-style-type: none">- Internal security and burglar proofing is required and shall be the responsibility of the purchaser
Signage	<ul style="list-style-type: none">- "Hulabond" or similar composite aluminium signage panels including backing structure with back-lit signage lettering to specialist detail and installation.

2.INTERIOR

2.1 GROUND STOREY – WAREHOUSE

Floors	- Power floated concrete floor slab to Engineer's specification and details.
Walls (General Warehouse)	- Masonry walls to be bagged. Bagged walls to be painted with one(1) coat sealer and two (2) coats interior PVA.
Walls (Ablutions & Stores)	- Masonry walls with one (1) coat internal plaster. Plaster to be painted with one(1) coat sealer and two(2) coats interior PVA.
Columns	- Off-shutter category 2 reinforced concrete columns, rubbed smooth and finished with two(2) coats interior PVA.
Ceilings	- "OWAcoustics" suspended ceiling with pre-finished 600x600x15mm
Doors	- 40mm thick 2032x813mm internal semi-solid commercial veneered timber doors with pressed galvanised mild steel door frame with rebates.
Fire Protection Installation	- 30m fire hose reels to comply with SANS 10400 Part T - Fire extinguishers to comply with SANS 10400 Part T - Fire signage to comply with SANS 10400 Part T - Fire hydrant (WTS80 cast iron right angle tamper proof) connected to 100mm pipe to comply with SANS 10400 Part T.

2.2 FIRST STOREY – OFFICES

Floors	- Power floated concrete floor slab to Engineer's specification and details. Floor loading designed for 250kg/m ² . - Selected Ceramic floor tiles to Architect's specification.
Walls	- Masonry walls
Partitioning (Drywall)	- Partition walls to be used above reinforced concrete slab levels due to loading restrictions.
Columns	- Off-shutter category 2 reinforced concrete columns, rubbed smooth and finished with two(2) coats interior PVA.
Shopfronts	- Windows – Hinged powder coated aluminium framed windows with safety glass to comply with SABS 0400 & SANS 10400. Ironmongery integral with windows to be installed by manufacturer.
Balustrading	- 1000mm high galvanised steel "Wecroloc" interlink balustrade system to be installed.

3. ELECTRICAL

Unit Metering:

The property will be provided with a single supply from the City of Cape Town. This meter will be for the Body Corporate account with each tenant separately sub-metered by the Body Corporate.

Common Area Metering:

Metering of the common area will be from the body corporate supply. This common area usage is metered separately and will be split equally between each tenant.

Emergency Power:

No allowance is made for generator power. Each tenant will be responsible to provide their own generator if required.

Generators are only to be installed in the location specified in the architect's design.

Installations of generators, fuel tank, plant room equipment etc are to conform to the building rules and regulation.

UPS Power:

No allowance is made for UPS power. Each tenant will be responsible to provide their own UPS if required

Lighting:

Parking & External – Lighting shall be provided at strategic locations around the building perimeter.

As far as possible, light fittings will be mounted on the buildings and switched via photocells.

Warehouse/Factory(Unit) Installation:

Electrical load allocation per unit is as described below:

Unit 1: 80 Amps, 3 phase

Unit 2: 80 Amps, 3 phase

Unit 3: 80 Amps, 3 phase

Each unit will receive a feeder cable and one distribution board. The warehouse area will receive one surface mounted switched socket outlet at 20m intervals, around the perimeter of this area. A telephone DB will be positioned within each unit. In general, lighting to the warehouse shall achieve an average of 150 lux with LED high bay luminaires, suspended of roof structure.

Internal lights will be switched via locally positioned lights switches.

Vehicle Boom Gates:

Two vehicle booms are allocated to restrict vehicle entry / exit at main entrance to the site

Lighting, Protection & Earthing

Structure lighting protection shall be provided. Any specialist earthing shall be by occupant.

Telkom:

Provision is made to facilitate Telkom's incoming cabling to each unit. Each tenant/purchaser is responsible to make application for service as required and to meet any specific requirement Telkom may have relating to that application. Only first fix installation is made for telephones, no cables / wires /hardware is allowed.

Fire Detection:

No allowance made

CCTV:

No allowance is made for CCTV

Access Control & Intercom:

No allowance is made

4. EXTERNAL WORKS

Fire Protection	- Fire hydrants and booster to comply with SABS 0400 and Local Authority requirements.
Driveway and Yard Space	- Paved hardstand or equal on all substrate to Engineer's detail to fall to storm water outlets.
Public Parking Area	- Paved hardstand and G-block paving or alike on substrate to Engineer's details. - G-block paving and precast concrete kerbs to engineers Detail. -Unit 1 maximum length of vehicle to enter the premises and reverse back to a entrance r/s door is a WB 15 truck or checkers truck equivalent (16m). This truck can circulate the route and exit premises comfortably. Unit 2 and 3 can also accommodate a WB 15 truck or checkers truck equivalent, however the truck cannot reverse back into the designated loading bays within these units. The truck can dock outside each entrance whilst not obstructing the parking area/ vehicles existing the premises whilst it off loads.
Gates and Fences	- 2 No. Manually operated 2.5m x 2,0m high hot dipped galvanized mild steel gates to detail.
Fences	- 2.1m High Clearvu or other approved fence to boundary edges with fence electrification.
Landscaping	- To be undertaken by approved Specialist within Contract Provisional Sum. - Removable planters are for the Purchaser's account.
Guardhouse	- 2mx1m brick guardhouse with ablutions to entrance
Water availability	- natural available ground water will be harvested for use by the tenants.



DEVELOPMENT TEAM

Development Managers
Architect
Consulting Engineers
Geotechnical Engineer
Quantity Surveyor
Financial Management
Main Contractor

Tyris Realty
Zuckerman Sachs
ARUP
Core Geotechnical
Quantic Consulting
Colenbrander Inc.
Tyris Construction

TYRIS REALTY

Tyris Realty (PTY) Ltd was established in 2001 as the property arm of the Tyris Group. Initially with a residential focus, Tyris Realty has been responsible for the development of literally thousands of townhouse units in Johannesburg's northern suburbs and greater Durban.

In the Mid 2000's, in order to place less reliance on the residential market, Tyris Realty began to successfully expand into commercial, retail and warehousing developments. Our focus currently is on the development of turnkey logistic facilities, tenant-driven retail centres and unique residential offerings.