

Estate set to be a sought-after address

The new Lanseria Corporate Estate leads development in an economically strategic transport node

A NEW 90 hectare corporate estate which includes more than 160 stands zoned for industrial purposes, including office and warehousing alongside Lanseria airport, is set to meet the needs of investors and industrial business owners who want a permanent stake in one of Gauteng's fastest growing nodes.

With years of research and planning ensuring an optimal commercial property package with a superb location and the benefit of extensive infrastructure upgrades in the area, Lanseria Corporate Estate is set to take off.

This estate is an integrated and sustainable development by an investment consortium that includes Efcon Capital (Pty) Ltd and New Property Ventures (Pty) Ltd, marketed by Montagu Property Group and Property Logic.

The estate enjoys excellent visibility on Malibongwe Drive (R512) between the N14 and Lanseria International Airport, and is situated in a recognised growth node which is

becoming a substantial precinct serving a large catchment area.

With services already installed, including perimeter walls and gatehouses, Lanseria Corporate Estate will offer a secure, modern, attractive, easily accessible and eco-friendly working environment.

"The estate's operational and architectural guidelines and standards promote modern, environmentally sensitive and sustainable developments in a safe and secure business estate with attractive landscaping, proximity to labour pools and an excellent working environment," says Jürgen Erhart, of Efcon Capital.

"These attributes will result in sound rental returns, solid and appreciating values, productive and motivated employees, satisfied entrepreneurs and a positive experience for all, including customers and visitors."

He says the new estate will also contribute to the economic success of the area. The economic benefits of the estate



INVESTMENT POTENTIAL: An artist's impression of Lanseria Corporate Estate, near Lanseria International Airport, in Gauteng

include up to 19 000 jobs created during construction and an estimated 11 000 direct and indirect permanent jobs created after construction has been completed.

"The estate represents a R200 million investment in

basic infrastructure, combined with more than R2 billion (in present value terms) in new investment expected over the next seven years," he says.

Lanseria International Airport served almost 500 000 passengers in 2007, and this year

an estimated one million passengers will travel through it. By 2017 this figure is expected to reach four million.

A powerful enabler for driving growth and development in the area, the airport and the regional economy is

responsible for more than 10 percent of Africa's Gross Domestic Product (GDP).

Simon Mills, of Property Logic, says the government's Gauteng Growth and Development Strategy, with its provincial and local government

support, further enhances prospects for the area.

He says research has confirmed demand for light industrial, office and showroom space, with some hotel and retail space to serve the needs of travellers and residents. The area's tourism potential is boosted by the neighbouring Cradle of Humankind World Heritage Site.

John Whall, of Montagu Property Group, says the estate is also close to Hartbeespoort Dam, Centurion, Midrand and the northern and western suburbs of Joburg.

"Increasingly, as traffic congestion stifles efficiencies in major centres and as the new Open Road Toll (ORT) nears introduction, many business owners are looking for opportunities where transport costs, direct and indirect, are lowest," he says.

"The Lanseria business node – with its wide arterial network and road upgrades and, of course, its growing airport – is therefore an excellent solution and investment."

Electricity for the development is secured with standard 100Kva three-phase power available for each stand. Additional power needs for power-intensive businesses can also be accommodated.

Security features will include the latest technology, 24-hour guarding and dual-perimeter fencing. Sensitive urban planning with indigenous landscaping and optimal on-site water and waste management will provide the basis for an eco-friendly environment.

The estate will be clean, tidy, organised and presentable, and will become a sought-after commercial address, says Erhart.

"Lanseria Corporate Estate has all the ingredients on which to build and nurture successful business, offering an accessible location in a growth node, supported by all the necessary services. It is at the forefront of development growth in an area which is already being touted as a future leading business and industrial node."

