



b u s i n e s s
A T L A N T I C P A R K



DURBANVILLE

GIEL BASSON DR

N7



SITE

BLOUBERGSVLEI

MALIBONGWE DR

RICHWOOD

N7

SANDOWN RD

MILNERTON

POTSDAM RD

DURBANVILLE

GIEL BASSON DR

**ATLANTIC HILLS
BUSINESS PARK**

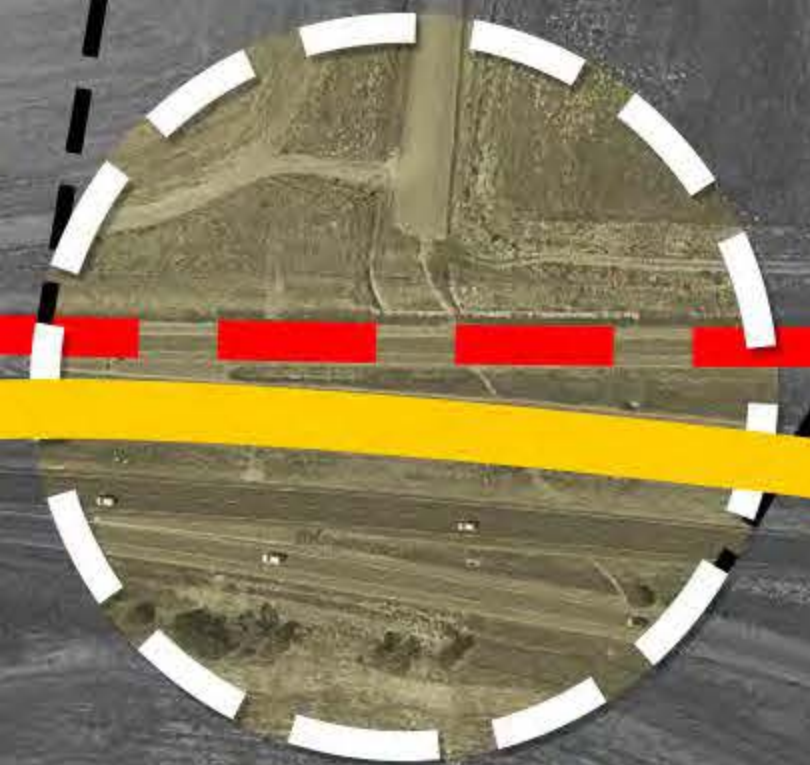
SITE

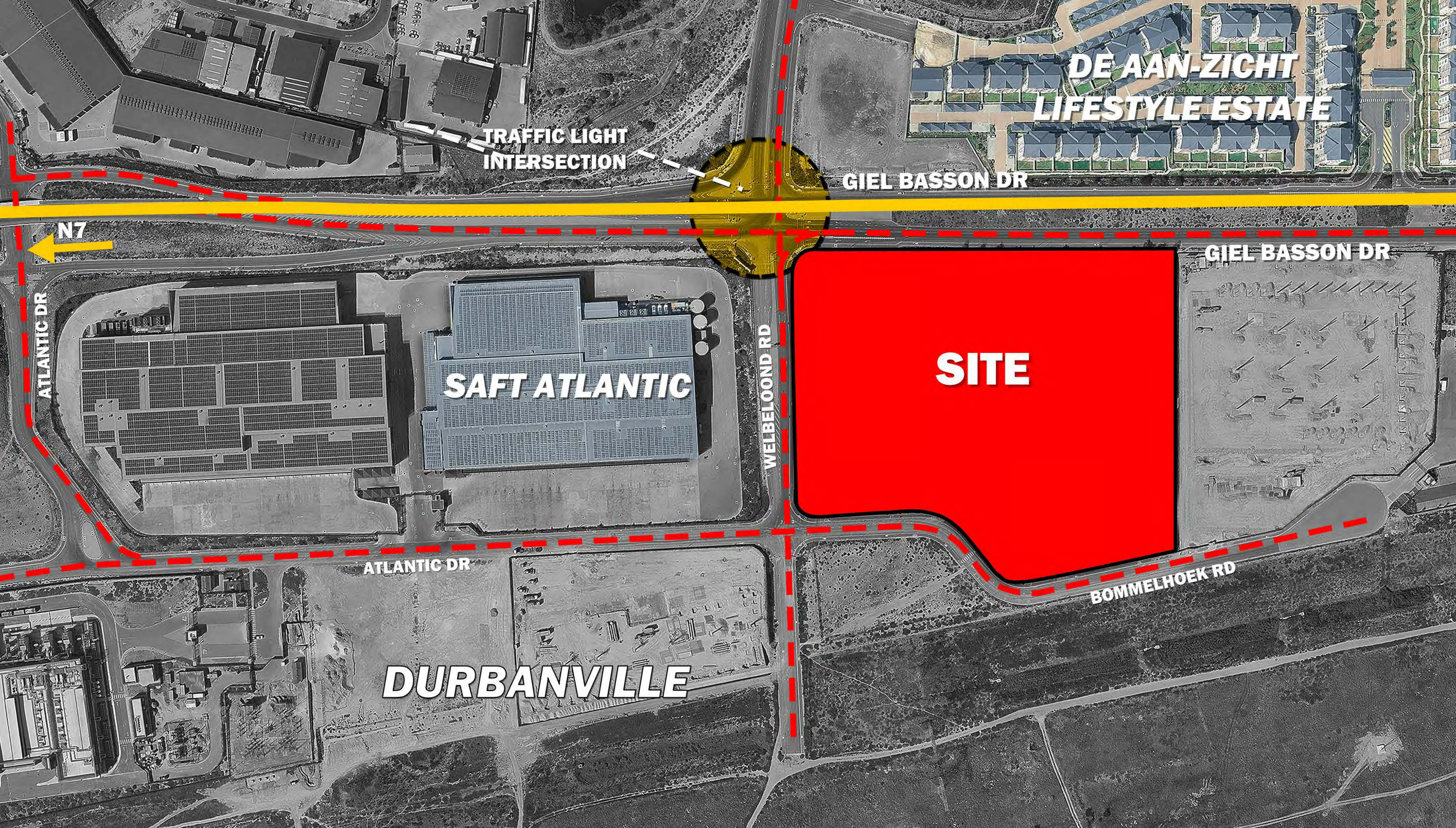
N7

N7

MALIBONGWE DR

MILNERTON





**DE AAN-ZICHT
LIFESTYLE ESTATE**

**TRAFFIC LIGHT
INTERSECTION**

GIEL BASSON DR

GIEL BASSON DR

N7

ATLANTIC DR

SAFT ATLANTIC

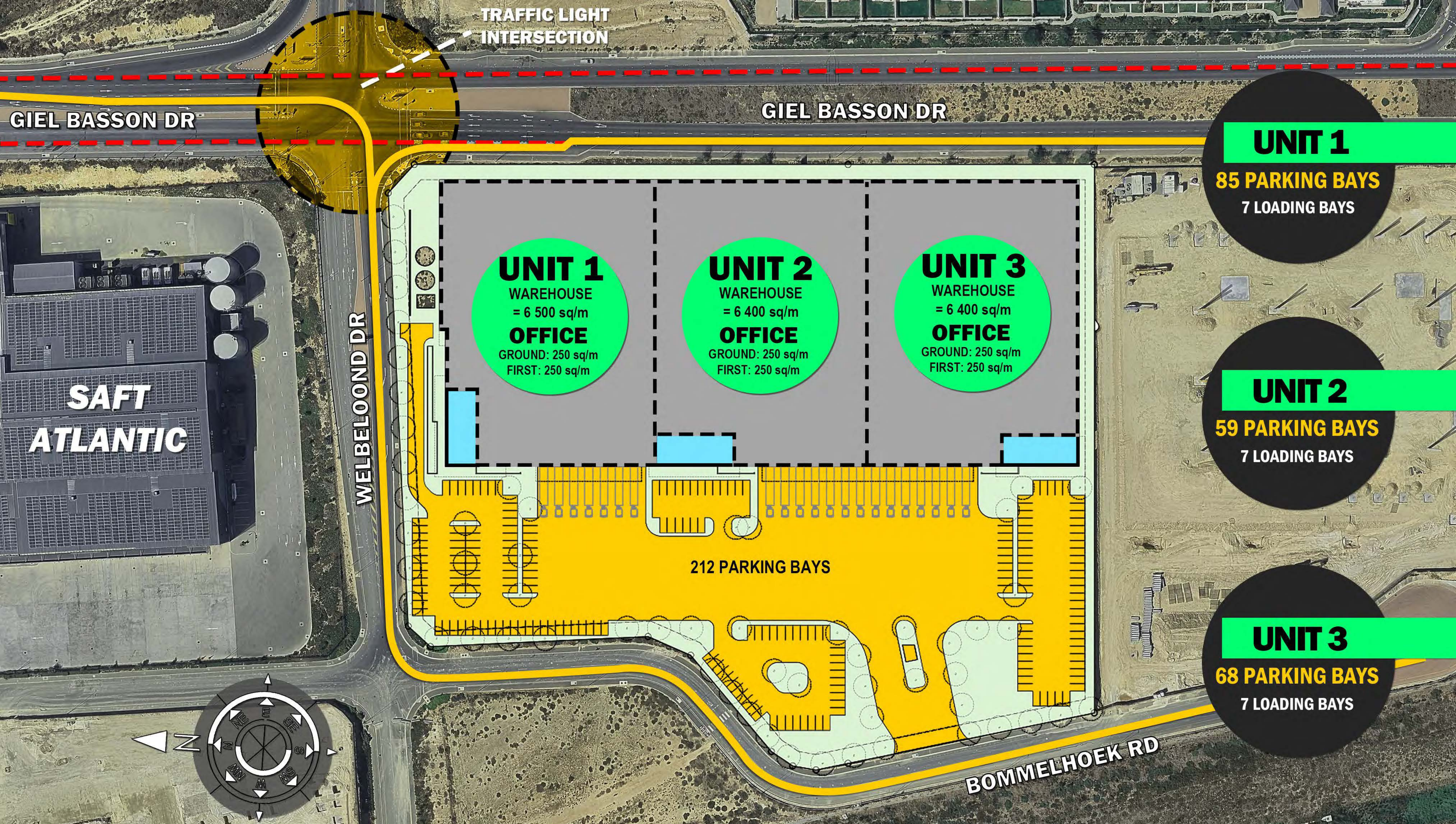
WELBELOOND RD

SITE

ATLANTIC DR

BOMMELHOEK RD

DURBANVILLE



TRAFFIC LIGHT INTERSECTION

GIEL BASSON DR

GIEL BASSON DR

WELBELOOD DR

BOMMELHOEK RD

SAFT ATLANTIC

UNIT 1

85 PARKING BAYS
7 LOADING BAYS

UNIT 1

WAREHOUSE
= 6 500 sq/m
OFFICE
GROUND: 250 sq/m
FIRST: 250 sq/m

UNIT 2

WAREHOUSE
= 6 400 sq/m
OFFICE
GROUND: 250 sq/m
FIRST: 250 sq/m

UNIT 3

WAREHOUSE
= 6 400 sq/m
OFFICE
GROUND: 250 sq/m
FIRST: 250 sq/m

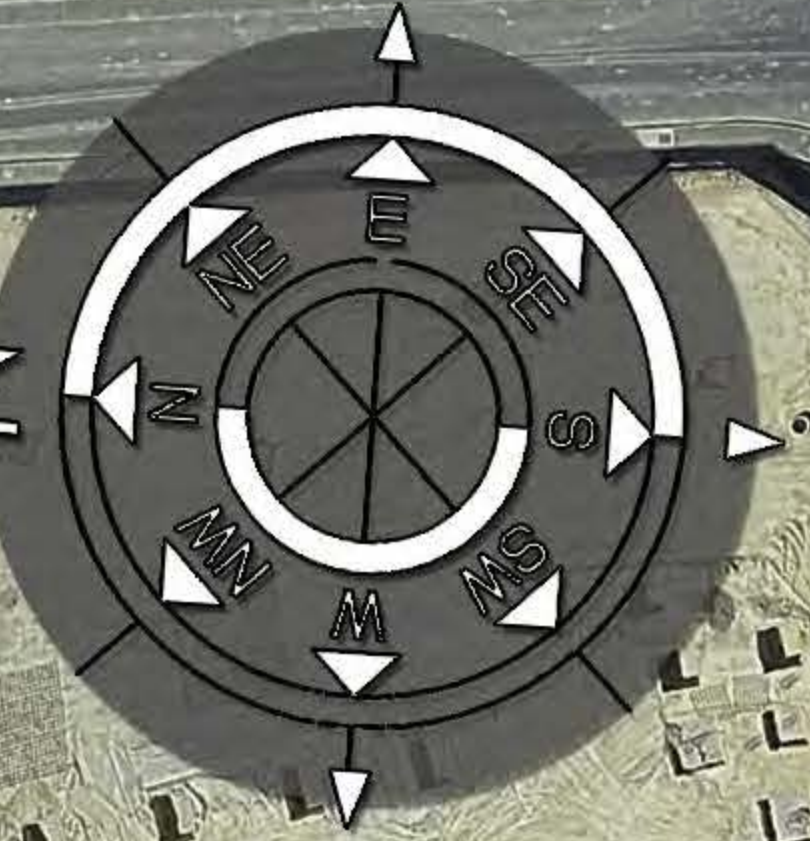
UNIT 2

59 PARKING BAYS
7 LOADING BAYS

212 PARKING BAYS

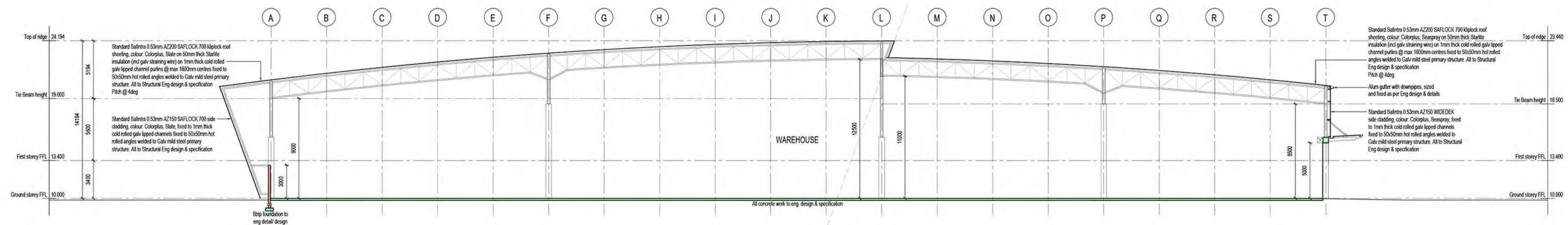
UNIT 3

68 PARKING BAYS
7 LOADING BAYS



leasing plan layout

HDK ARCHITECTS

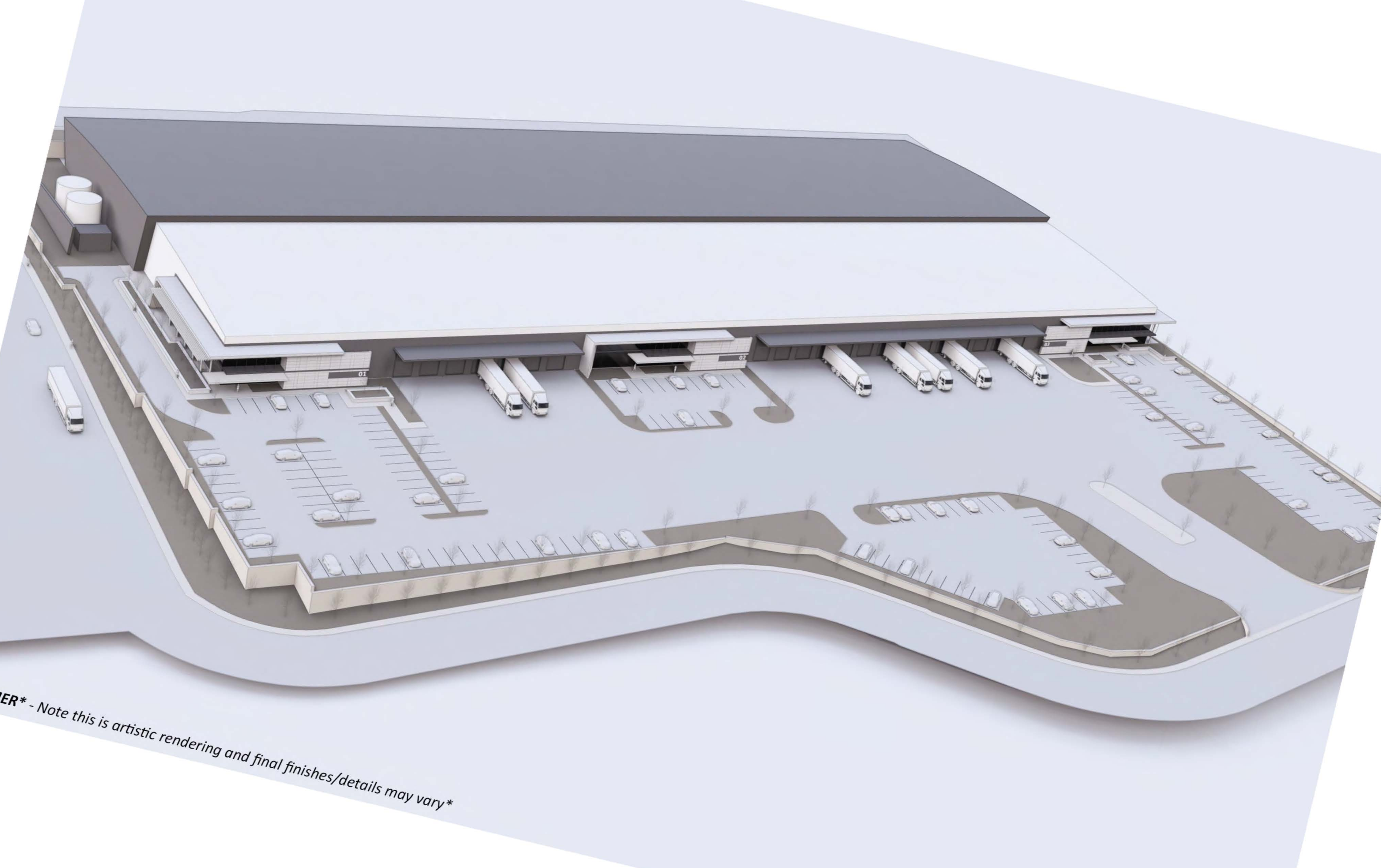


TYPICAL SECTION
SCALE 1 : 500

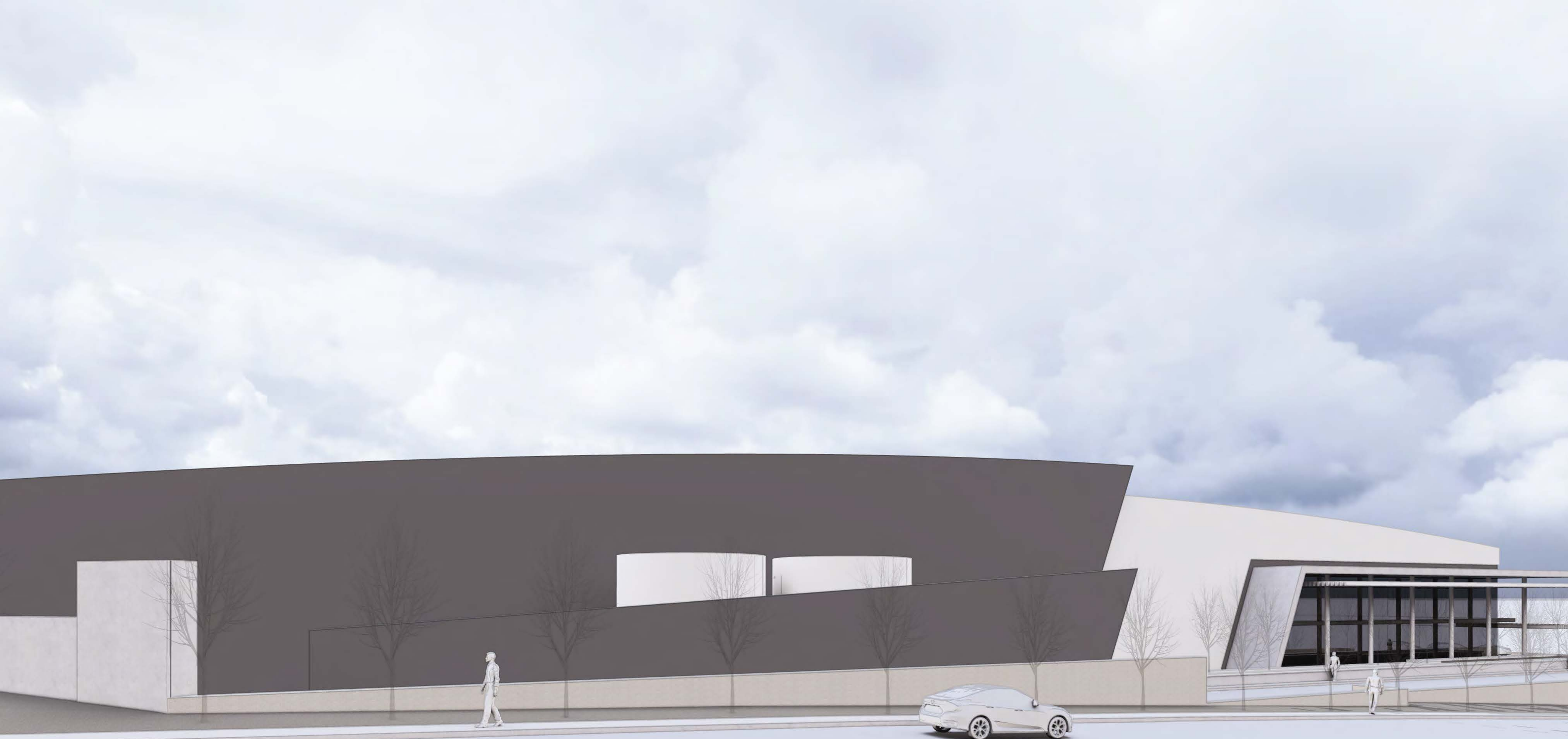


SITE PLAN

THE SITE - ERF 90		
ERF AREA	40 613 m ²	
ZONING	G1 1	
SERVITUDES	0.00 m	
STREET BUILDING LINE	5.00 m	
COMMON BUILDING LINE	3.00 m	
THE BUILDING		
DESCRIPTION	TOTAL	
UNIT 01 OFFICE	500 m ²	
UNIT 01 WAREHOUSE	6 500 m ²	
UNIT 01 TOTAL	7 000 m ²	
UNIT 02 OFFICE	500 m ²	
UNIT 02 WAREHOUSE	6 400 m ²	
UNIT 02 TOTAL	6 900 m ²	
UNIT 03 OFFICE	500 m ²	
UNIT 03 WAREHOUSE	6 400 m ²	
UNIT 03 TOTAL	6 900 m ²	
TOTAL	20 800 m ²	
WAREHOUSE	19 300 m ²	
OFFICE	1 500 m ²	
BULK (20 800 m ²)	0.51	
COVERAGE (20 050 m ²)	49.37%	
PARKING		
DESCRIPTION	TOTAL (GLA)	TOTAL BAYS
1.0 BAY PER 100m ² OF GLA	20 800 m ²	208.00 BAYS
PARKING REQUIRED		208.00 BAYS
PARKING PROVIDED		212.00 BAYS



ER* - Note this is artistic rendering and final finishes/details may vary*



****DISCLAIMER*** - Note this is artistic rendering and final finishes/details may vary**



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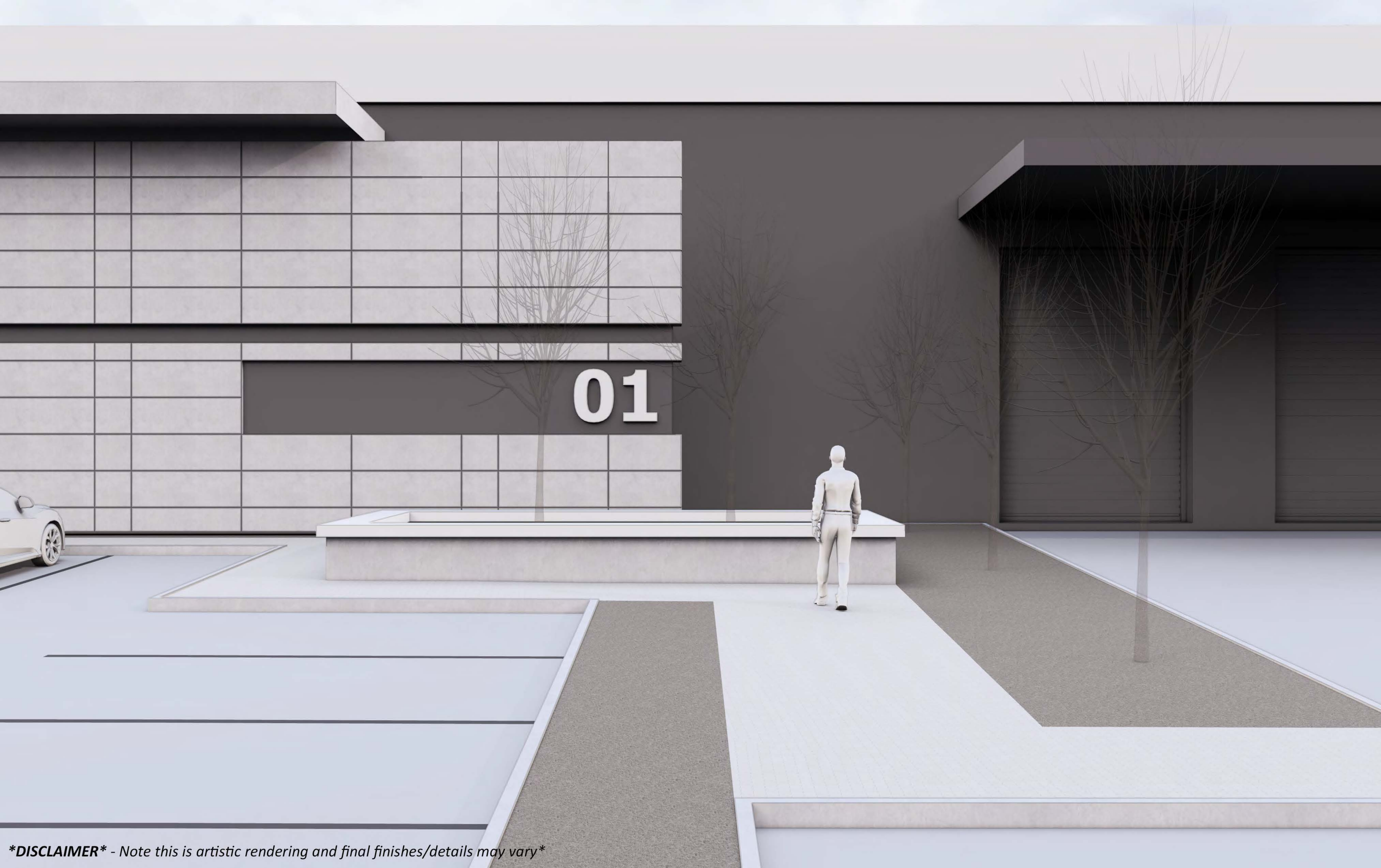
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01

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02

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03

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03

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