



GRANITE
BUSINESS PARK



3CUBE
property solutions

 **GRANITE**
BUSINESS PARK

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LOCALITY PLAN

PRECINCT LOCALITY PLAN



LOCALITY

- 38km GRANITE TO SANDTON CITY
- 33km GRANITE ROSEBANK MALL
- 23km GRANITE TO BEDFORD CENTRE
- 15km GRANITE TO O.R TAMBO INT.
- 15km GRANITE TO GERMISTON
- 36km GRANITE TO JOBURG CBD



**THE STEWARDS
PRECINCT**



Granite Business Park consists of:

- 47 x industrial units ranging from 115m² to 540m².
- Units starting from R1 145 575.00 ex VAT.
- Parking provision is in excess of 2 x bay/100m²
- 1 x loading-bay per unit, as well as 1 x shared common truck lay-by bay for larger container truck deliveries.
- Due for Completion February 2022.



Key Features of the development:

- 24/7 manned security with smart automated access control.
- Exceptional access onto the R29 and R21, with close proximity to the OR Tambo International Airport.
- Excellent public transport links for your workforce.
- 400kg loading capacity on ground floors and 300kg on mezzanine floors.
- Driveways are designed to cater for SU9 trucks.
- 3 Phase power throughout.
- Sand, oil and grease disposal infrastructure and waterborne sewer system.
- Over 6000m² of indigenous green space within the site.

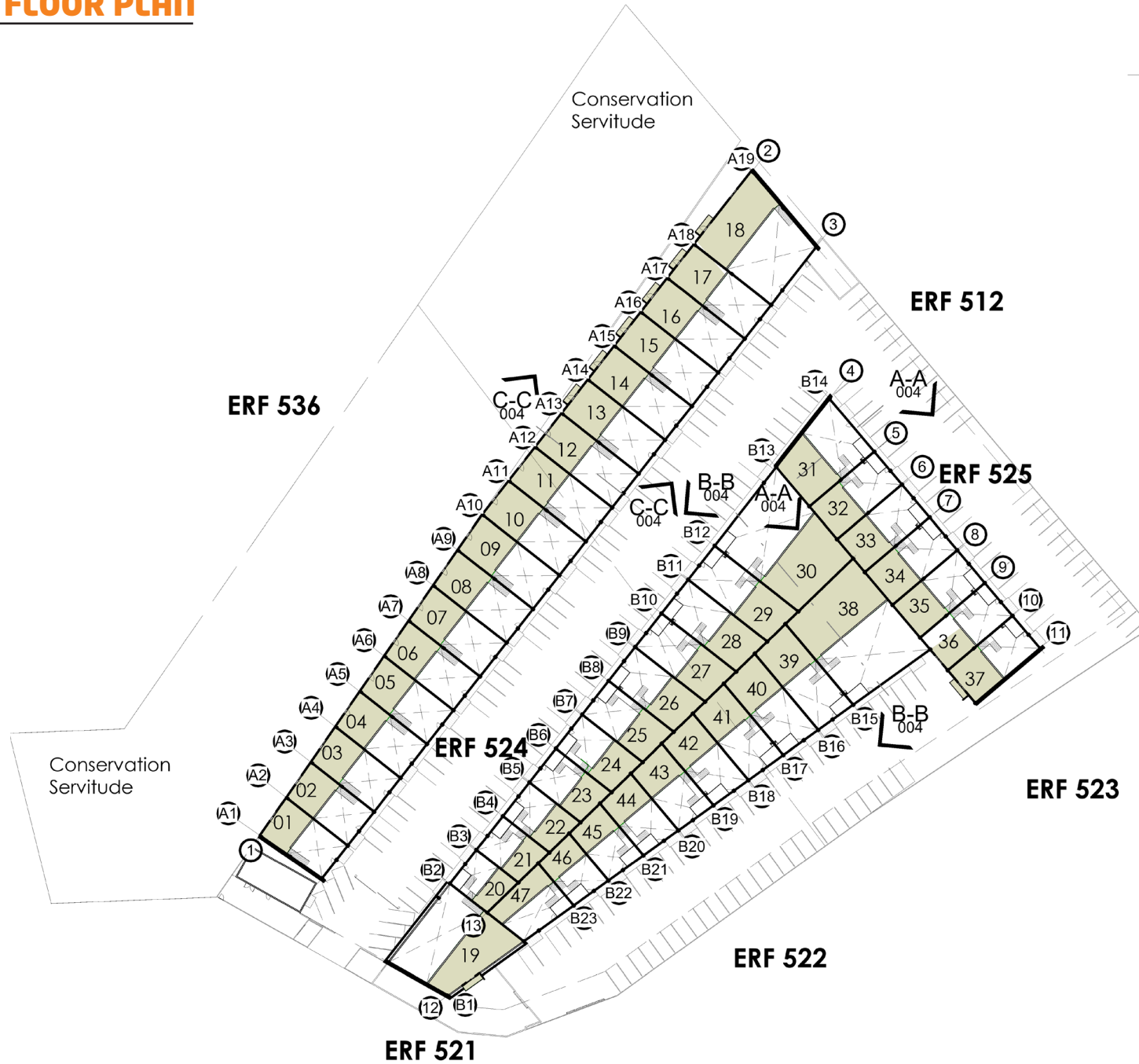


GROUND FLOOR PLAN

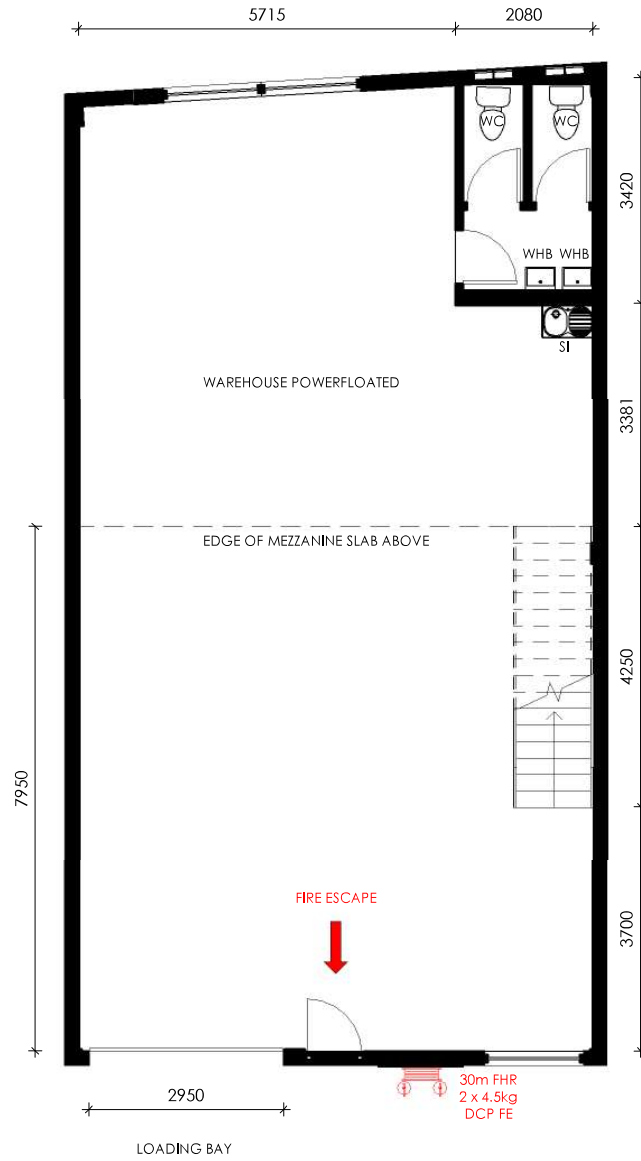


AREA SCHEDULE			
	CONTROL	REQUIRED	PROPOSED
SITE AREA	20 032 m ²		
PLATFORM AREA	13 797 m ²		
FAR (BULK)	0.6	12 019,2 m ²	9 643,57 m ²
COVERAGE	60%	12 019,2 m ²	6 912,32 m ²
PARKING			
1/100 INDUSTRIAL		97 bays	215 (incl. loading)
TOTAL SCHEME AREA SCHEDULE			
GROUND FLOOR			6 749 m ²
FIRST FLOOR			3 375 m ²
BALCONIES & YARDS			409 m ²
TOTAL (incl. Balcony)			10 533 m ²
LANDSCAPING	10%	2003 m ²	6 357,84 m ²

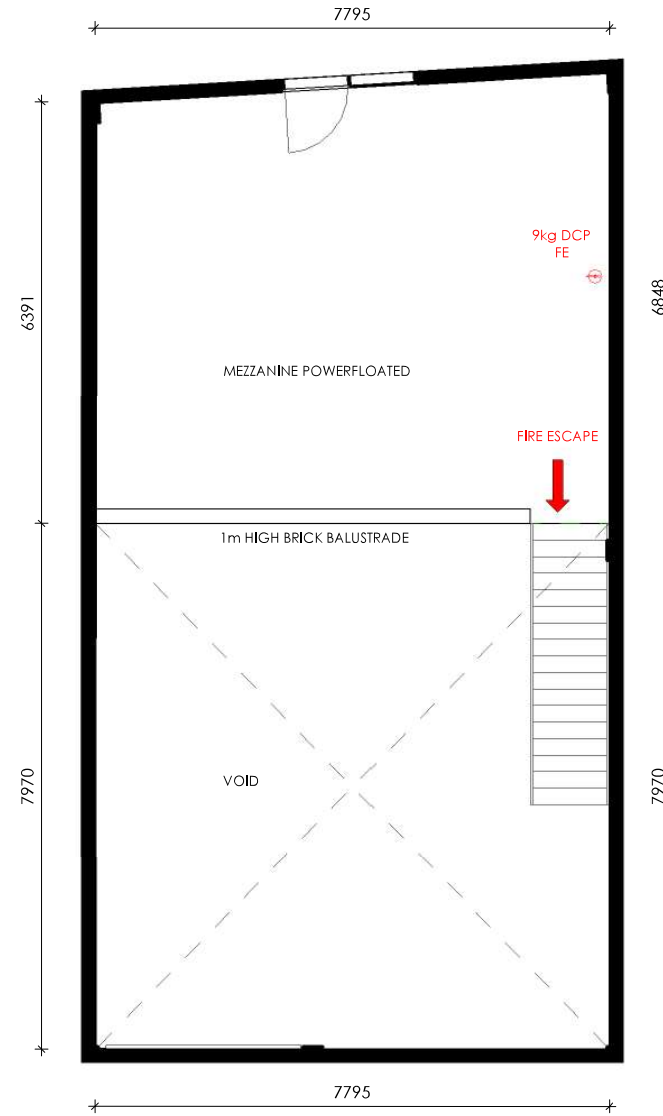
FIRST FLOOR PLAN



TYPICAL PLANS

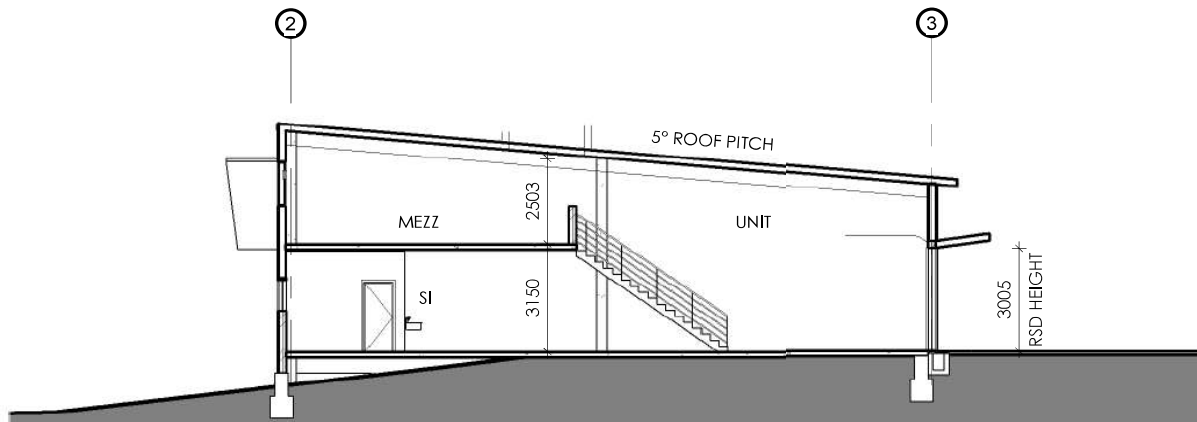
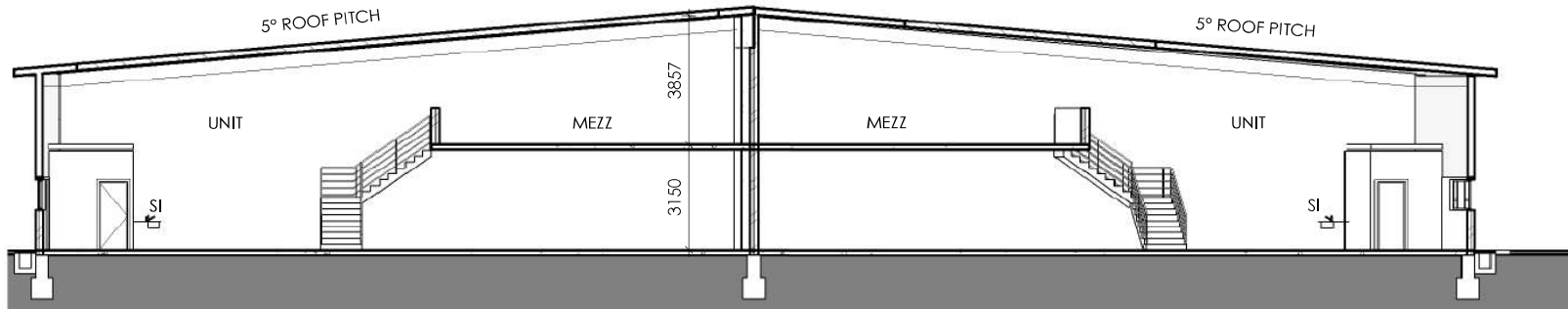
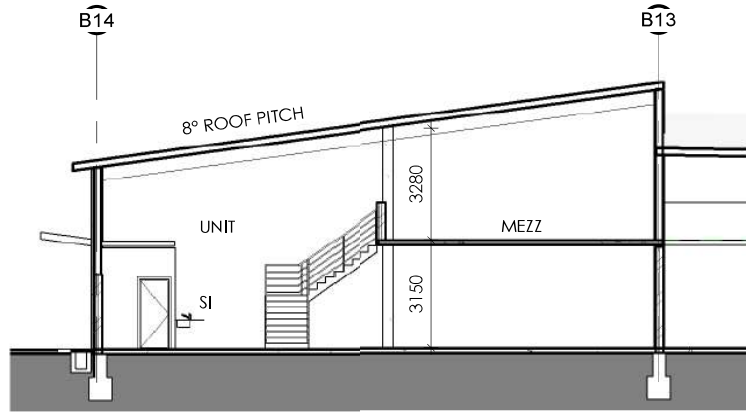


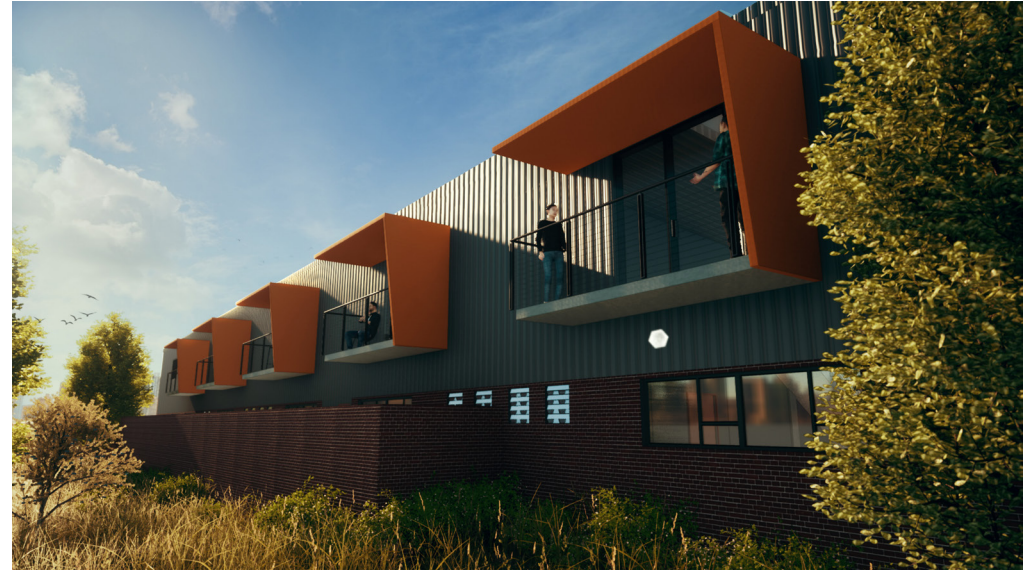
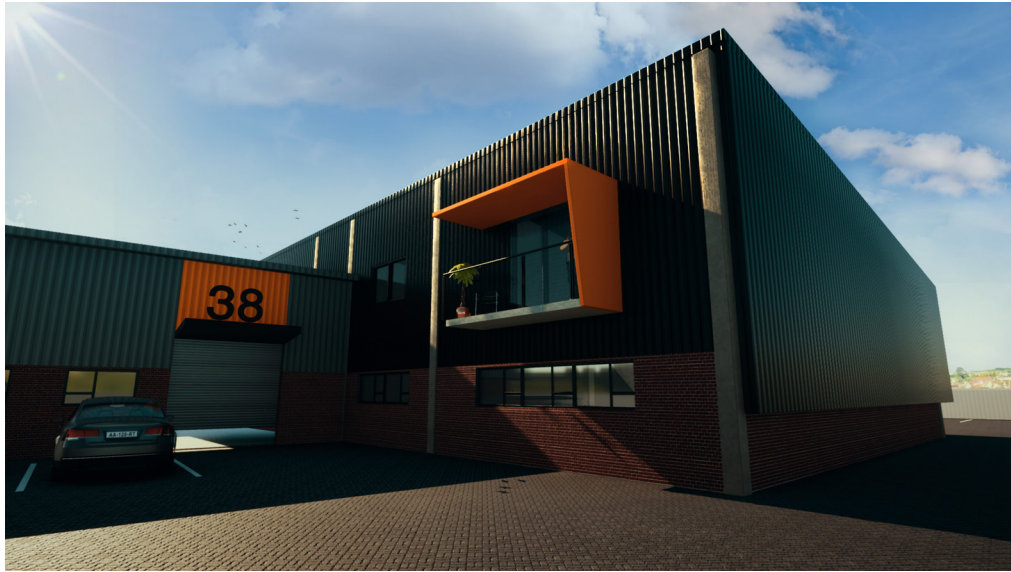
Ground Storey Layout



First Storey Layout

SECTIONS







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