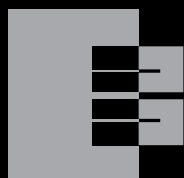


INDUSTRIAL PROPERTY OVERVIEW | 2025



EPPING PROPERTY

No.1 for industry in the Western Cape



INDUSTRIAL PROPERTY OVERVIEW

Epping | Ndabeni | Maitland | Beaconvale | Parow Industria | Sacks Circle | Airport Industria | R300

Tony Bales

☎ 076 111 0000 ☎ 021 531 0026
tony@eppingproperty.co.za

John Hayward

☎ 084 330 6762 ☎ 021 531 0448
john@eppingproperty.co.za

www.eppingproperty.co.za



All prices quoted in this publication exclude VAT.

PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



RENTABLE AREA (m²)	DESCRIPTION	ASKING RENTAL (R/m²)	WEBSITE PROPERTY ID
100	Industrial/business unit in Thornton with office space. Situated in a secure, well-maintained environment with 24-hour security. Convenient parking right at the entrance. Suitable for both industrial and office use.	100.00	138
183	Secure and well-managed industrial park in Epping 1, offering convenient access to major highways, large roller shutter doors, and 24-hour on-site security for peace of mind.	63.50	139
220	Industrial unit with reception and offices. Close to public transport and Cape Town Market. Reliable 3-phase power supply and 24-hour security.	85.00	157
250	Neat and functional office unit located within an industrial park, featuring a separate entrance for added convenience.	65.00	198
300	Functional unit in a secure and popular business park in Epping 2.	67.50	206
420	Well-maintained business park in Epping 1, offering convenient access to public transport, 24-hour security, and a reliable 3-phase power supply.	85.00	157
445	Modern and upmarket industrial park in Epping 1. Immaculate unit featuring a spacious reception area and upstairs offices. Wide driveway for easy truck loading and offloading. Ample parking available.	75.00	192
500	Well-located unit on Bofors Circle in Epping 2.	55.00	244
990	Functional premises in a small, private complex. Perfect for a manufacturing/production company.	65.00	158
1,154	Newly-developed warehouse unit in Airport Industria, offering a 160-amp 3-phase power supply. Features 24-hour security, electric fencing, and is fully sprinklered, ensuring a safe and secure environment.	100.00	172
1,385	Well-located premises in the industrial node of WP Park, directly opposite Epping 2. Features an undercover loading area, roller shutter doors, and 600 amps of power.	79.00	207
1,581	Fronting onto a large paved yard area, this unit forms part of a well-managed private industrial park.	60.00	129
2,014	Freestanding industrial property in Epping Industria 2. Close to public transport.	60.00	259
2,100	One of two available units in this privately-owned property. Spacious yard shared with only one other business. Excellent value for money.	56.70	119
2,169	Unit facing Bofors Circle with great visibility and a practical warehouse/factory feature.	60.00	129
2,664	Flexible business space available in Ndabeni. Offers 24-hour security, loading bays, fibre connectivity, as well as meeting rooms and boardrooms for professional needs.	90.09	162
2,770	Freestanding industrial property in a highly-visible location in Epping Industria 2. Features a spacious yard for easy access and multiple roller shutter doors.	77.00	209
3,000	Freestanding industrial property to be developed to tenant's requirements in Epping 2. Features multiple roller shutter doors, a 3-phase power supply, a sprinkler system, solar power, and a back-up generator.	100.00	120

***This list is current at the time of going to press.
These are not all the properties we have to let. Contact us for a complete list of the properties available to rent in your size category.***

PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



RENTABLE AREA (m²)	DESCRIPTION	ASKING RENTAL (R/m²)	WEBSITE PROPERTY ID
3,061	New warehouse units in Blackheath, featuring 250 amps of power and energy-efficient LED high-bay lighting. Built with the latest modern designs. Fully sprinklered.	92.50	297
3,213	Newly-developed warehouse units in Airport Industria, each offering a 160-amp 3-phase power supply. Features include 24-hour security, electric fencing, and is fully sprinklered, ensuring a safe and secure environment.	99.50	172
3,258	Industrial property in WP Park, opposite Epping 2. Features a 500-amp power supply, cross-docking facility, 40 parking bays, and 20 roller shutter doors.	82.00	225
3,742	Freestanding, fully-sprinklered warehouse in Epping Industria 2. Designed for high stacking and contains all the necessary fire equipment.	65.00	109
3,968	Warehouse in Epping Industrial 2 with multiple roller shutter doors and a good power supply. Option to also rent the very large yard adjoining this property.	64.00	121
4,200	Spacious warehouse in Epping 1 with a 4.5m clear height. Multiple goods lifts provide easy access. Exceptional value for money.	55.00	264
4,500	Spacious warehouse in Epping Industria 2, featuring multiple on-grade loading doors, a modern roof, and a sprinkler system.	55.00	216
5,083	Industrial property with office space in Epping 2, featuring multiple roller shutter doors, a 3-phase power supply, and a covered loading area.	60.00	131
5,815	Newly-developed warehouse in Epping 2, featuring a robust sprinkler system, multiple roller shutter doors, and energy-efficient LED lighting.	95.00	150
7,194	Large factory/warehouse with office space in Epping 1. Features a modern roof, full sprinkler system, and excellent power supply.	65.00	234
8,150	Spacious warehouse/factory conveniently located near the Cape Town Market in Epping Industrial 1. Features a full sprinkler system and a 100-amp power supply.	60.00	132
8,215	Factory in Epping 2 featuring a non-asbestos roof and a powerful 1,000-amp 3-phase power supply.	50.00	235
17,600	Newly-built, state of the art logistics warehouse in Parow Industria, offering excellent access to major roads. Features include 5 on-grade roller shutter doors, 6 loading bays, and a sprinkler system with tanks.	100.00	287



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21 IMPORTANT THINGS TO CONSIDER BEFORE YOU SIGN A NEW LEASE...



- 1 What exactly are you renting? Factory/warehouse, offices, yard areas, etc.
- 2 Are any areas shared with other users? (eg. common yard areas)
- 3 Rentable area of the premises.
- 4 Exact use of the premises.
- 5 Date of occupation of the premises.
- 6 Lease start date.
- 7 Length of lease.
- 8 Lease end date.
- 9 Annual rental escalation.
- 10 Deposit required.
- 11 Renewal period and terms and date to comply with for renewal to be valid.
- 12 Initial rental. (excl. Vat)
- 13 Other initial costs for your account. (eg. security, operating costs)
- 14 How/when do these costs escalate?
- 15 How are the consumption charges (electricity, water, sewerage, refuse etc.) calculated and billed?
- 16 Suretyships and guarantees.
- 17 Any special/additional requirements you need to raise or request?
- 18 Have you got all the relevant FICA documentation for the company/legal entity required by the landlord?
- 19 Are you comfortable with consenting to a credit check by the agent or landlord?
- 20 Resolutions required if companies or trusts are legal entities.
- 21 What are the administration costs for drawing up the lease? Who pays for these?

AND 9 PRACTICAL CONSIDERATIONS...

- 1 Power requirements.
- 2 Height/stacking requirements.
- 3 Fire regulation compliance. (eg. sprinkler systems etc.)
- 4 Insurances.
- 5 Loading, parking, paving, turning circle requirements.
- 6 Flooring and lighting.
- 7 Staff facilities.
- 8 Timing of move from previous premises.
- 9 Clean-up of previous premises.

For further information contact us or visit our website.

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PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



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PROPERTIES TO LET IN EPPING AND THE CENTRAL INDUSTRIAL AREAS



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RECENT LETTINGS IN EPPING AND SURROUNDING INDUSTRIAL AREAS

PROPERTY	(m ²)	RENTAL (R/m ²)
Viking Business Place	100	R 85.00
Gunners Park	245	R 75.00
Odin Drive (offices)	445	R 85.00
Dundas Park, Parow Industria	480	R 85.00
Esvian Park	572	R 52.00
16 Losack Ave	1,200	R 50.25
Benbow Ave	1,600	R 50.00
Packer Ave (mainly yard area)	2,115	R 19.85
Goodenough Ave	2,525	R 71.30
Cochrane Ave	2,600	R 63.70
Bofors Circle	2,770	R 60.00
Fitzmaurice Ave	3,909	R 60,00
Goodenough Ave (paved yard)	4,600	R 15.21
Bertie Ave	5,300	R 70.00

PROPERTIES SOLD AND TRANSFERRED IN EPPING DURING 2024

SITE (m ²)	DESCRIPTION	PRICE (R)
183	Section 5, Axe Industrial Park	1,290,000
189	Section 7, Axe Industrial Park	2,070,000
570	Section 7, Bofors Two Industrial Park	5,200,000
4,867	126 Gunners Circle	10,000,000
3,965	14 Dacres Avenue	14,300,000
4,100	16 Dacres Avenue	14,400.000
5,396	56 Bofors Circle	17,480,000
9,550	15 Nourse Avenue	27,600,000
4,945	1 Bertie Avenue	30,000,000
8,108	8 Dacres Avenue	34,500,000
8,314	21 Bertie Avenue	39,000,000
6,786	9 Hawkins Avenue	50,433,357
25,111	34 Kinghall Avenue	64,350,000
22,720	84 Gunners Circle	93,000,000



Properties are continually being sold and new ones are constantly becoming available for sale.
Contact us for a current list of properties for sale in your size category.

RECENT SUCCESSFUL TRANSACTIONS BY EPPING PROPERTY



*We have concluded many transactions in the last year.
Due to space limitations, we have only featured a sample in this newsletter.*

STEP-BY-STEP PURCHASE CHECKLIST FOR INDUSTRIAL PROPERTY



This list is not meant to be all inclusive; we could write so much more! It's merely a starting point. Sometimes, over analysis can lead to you not going ahead with the transaction.

For a detailed version of this article, please visit:

<https://www.eppingproperty.co.za/property-purchase-checklist-for-industrial-property>

Property name _____

Address of property _____

- 1 Site evaluation, plans, servitudes, etc.
- 2 Detailed land and building inspection.
- 3 Soil and subsurface conditions.
- 4 Plans for buildings/property. Check legal boundaries.
- 5 Town planning information and permitted usages for property. Future road-widening plans?
- 6 Correct seller information (including Vat or Transfer Duty payable).
- 7 Municipal valuation and copy of latest municipal bill.
- 8 Quantify building insurances and any insurability issues.
- 9 Availability of water, electricity, etc. How are they charged? Compliance certificates?
- 10 Does the building comply with current fire regulations? Sprinkler system?
- 11 Accessibility.
- 12 Any environmental considerations, such as asbestos and/or soil contamination?
- 13 Detailed tenancy schedule (if applicable). Arrears? Copies of latest rent statements.
- 14 Full expenses schedule for first year of ownership.
- 15 Any service contracts over the property?
- 16 Staff relating specifically to the property?
- 17 Legal structure of the proposed transaction and the commercial property finance.

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HOW TO DEAL WITH THE INDUSTRIAL SPACE CRUNCH IN CAPE TOWN



If you are a business owner looking for industrial space to rent in Cape Town, you may have noticed that it is not easy to find. The local industrial property market is undergoing a significant transformation, as the supply of vacant space is dwindling and the demand soars. This has led to rental price spikes and fierce competition among tenants. Here, we will explore the causes and consequences of this situation and offer some tips on navigating it successfully.

WHY IS THERE A SHORTAGE OF INDUSTRIAL SPACE IN CAPE TOWN?

One reason for the shortage of industrial space in Cape Town is the rapid growth of the e-commerce sector, which has increased the demand for warehousing and distribution facilities. This growth was accelerated by the COVID-19 pandemic, which demanded a shift to online shopping and delivery services.

Linked to the growth in e-commerce is the practical application of complicated logistics software solutions that enable large companies to fit their entire supply chain under one roof. Examples of this in Cape Town are DSV Logistics, Shoprite, Truworths and others. Hence, many large companies have consolidated their businesses into one set of premises.

Another factor contributing to the shortage of industrial space is the limited availability of land for development. Cape Town has a constrained land supply due to its geographical location, which is surrounded by mountains and the ocean. Moreover, the city faces environmental and regulatory challenges that make obtaining approvals for new industrial projects difficult. As a result, a lack of new industrial developments are coming onto the market.

Other factors include the demand for filming locations by large content producers (e.g., Netflix, Apple TV, and others) and the increased local demand from the ever-increasing population of Cape Town.

HOW DOES THIS IMPACT POTENTIAL TENANTS?

The shortage of industrial space has several implications for tenants looking for premises in Cape Town. Firstly, they have fewer options and may have to compromise on their requirements or location preferences. Secondly, they have to pay higher rentals, as landlords have more bargaining power in this market.

Thirdly, they have to face more competition from other tenants, who may be willing to pay more or sign longer leases. This can make it harder to secure a lease agreement, especially for smaller or new businesses. Finally, they must deal with more stringent screening processes from landlords, who want to ensure they lease their properties to reliable and solvent tenants.

HOW CAN POTENTIAL TENTANTS OVERCOME THIS?

Given the challenges of finding industrial space in Cape Town, tenants will need to adopt some key strategies to improve their chances of securing suitable premises.

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HOW TO DEAL WITH THE INDUSTRIAL SPACE CRUNCH IN CAPE TOWN.

STRATEGIES FOR TENANTS LOOKING FOR INDUSTRIAL SPACE

Plan ahead

Start your search well before your lease expires or your planned relocation date. This will give you more time to explore what is available to find the best options.

Be flexible

Be open to considering different locations, sizes and types of industrial properties. And be willing to negotiate rental rates, lease terms and incentives with landlords.

Be efficient

Optimise your use of space by choosing properties that meet your operational needs and maximise productivity. Look for features such as high ceilings, large floor plates, natural light and minimal columns.

Use experts

Enlist the help of professional property brokers who have access to the latest market information and listings. Experienced brokers like Epping Property have vast knowledge and practical advice. They can also assist you with negotiating lease agreements and securing favourable terms.

CONCLUSION

The industrial property market in Cape Town is facing a supply-demand imbalance, creating challenges for tenants looking for space. However, tenants can overcome these challenges by planning, being flexible and efficient and using experts to help them find suitable business premises.

EMERGENCY NUMBERS



All Emergencies	107 / 021 480 7700 / 112
Epping CID Security 24/7/365	073 881 7781 / 10111
SAPS Pinelands	082 522 0494
SAPS Flying Squad	10111
Law Enforcement	107 / 021 596 1999
Fire Department	021 534 1387
Traffic Department	021 596 1999
Metro Police	086 076 5423
Eskom	086 003 7566
Metro Ambulance	10177 / 021 937 0500
Disaster Risk Management	080 911 4357
ER24 Ambulance	084 124
Epping CID WhatsApp Group: https://chat.whatsapp.com/FhkOYIRPVowK8JXPmYPL	

Cable Theft	0800 222 771
Animal Welfare	021 534 6426
Childline	116
Gender-based Violence	0800 150 150
Stompie Hotline	021 480 7715
Alcohol & Drug Helpline	0800 121 314
Dial-A-Ride (disabled persons)	0800 600 895
Fraud Hotline	0800 701 701
General Queries*	0860 103 089

*related to the City of Cape Town, eg. electrical faults, water leaks, burst pipes, sewerage etc, potholes, flooding, fallen trees, open manholes, chemical and other spills, traffic signal faults, refuse removal, illegal dumping.

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**CLICK
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AVERAGE SIZE AVAILABLE

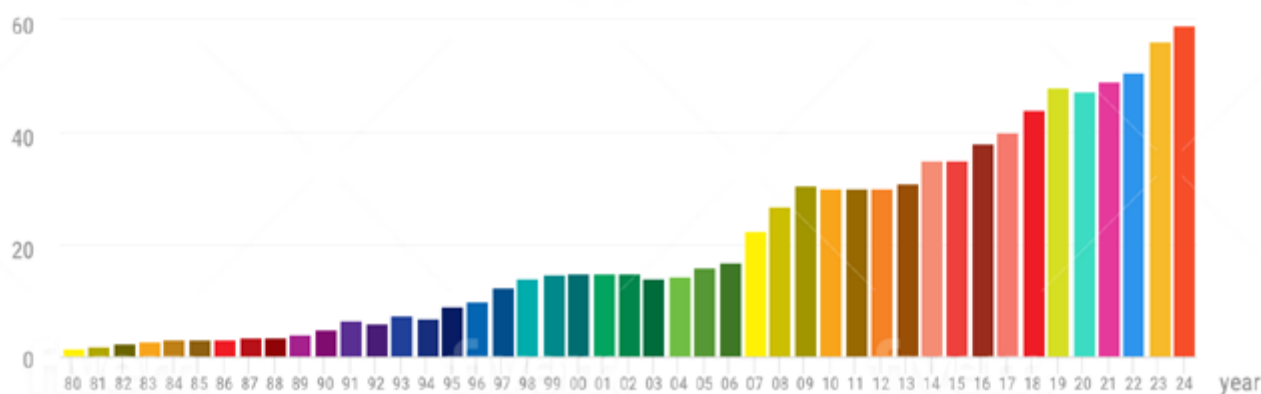
ASKING RENTAL

DATE

Legend:

- Total sqm available to rent (Green bars)
- Ave size premises available (Blue line)
- Asking rental (weighted, gross) (Red line with square markers)

GROWTH OF INDUSTRIAL RENTALS OVER THE LAST 45 YEARS



LEPP PROPERTY
No. 7 Ave. Incubator

 **EPPING PROPERTY**
No.1 for industry in the Western Cape

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INDUSTRIAL PARKS IN EPPING 1 WITH UNITS OF LESS THAN 600m²

CLICK
HERE



SWIFT PARK

14 Benbow Ave
Sectional Title (occasionally units for sale)

CLICK
HERE



SWIFT PARK THREE

18 Benbow Ave
9 Sectional Titles

CLICK
HERE



21 BENBOW AVE

21 Benbow Ave (AKA Guttenburg Park)
Freehold

CLICK
HERE



GIANT PARK 1

18-25 Cochrane Ave
Freehold

CLICK
HERE



AXE INDUSTRIAL PARK

24 Evans Ave
Sectional Title

CLICK
HERE



2 DENVAL INDUSTRIAL PARK

19 Fisher Ave
Freehold

CLICK
HERE



BRICE INDUSTRIAL PARK

18 Fisher Ave
Freehold

CLICK
HERE



GUNNERS PARK

1 Grenville Ave
Freehold

CLICK
HERE



HAWKINS INDUSTRIAL PARK

2 Hawkins Ave
Freehold

INDUSTRIAL PARKS IN EPPING 2 WITH UNITS OF LESS THAN 600m²

CLICK
HERE



BERTIE INDUSTRIAL PARK
10 Bertie Ave, Sectional Title

CLICK
HERE



OJOWI PARK
7 Dacres Ave, Freehold

CLICK
HERE



MALLEON INDUSTRIAL PARK
21 Christian Ave, Freehold

CLICK
HERE



MAGNUM PARK
108 Bofors Circle, Freehold

CLICK
HERE



BATTERY PARK
106 Bofors Circle, Freehold

CLICK
HERE



TRIPPESSA PARK
98E Bofors Circle, Sectional Title

CLICK
HERE



ESVIAN PARK
98D Bofors Circle, Freehold

CLICK
HERE



98B BOFORS THREE
98B Bofors Circle, Sectional Title

CLICK
HERE



98A ON BOFORS
98A Bofors Circle, Sectional Title

CLICK
HERE



98 BOFORS TWO
98 Bofors Circle, Sectional Title

CLICK
HERE



66 BOFORS
66 Bofors Circle, Sectional Title

15 REASONS TO LOCATE YOUR BUSINESS IN EPPING INDUSTRIA



01

**Most central
business location
in Cape Town**



02

**Access to
most major
roadways and transport
links in Cape Peninsula**



03

**Lower cost
of logistics
due to the
central location**



04

**Close to Cape Town
International Airport**



05

**Close to the Port
of Cape Town**



06

**Less traffic congestion
than most other large
industrial areas**



07

**Wide roads
offering good access
for all forms of
large trucks**



08

**Good proximity
to all forms of public
transport (bus, train and
taxi)**



09

**24-hour security
throughout Epping
Industria with camera
surveillance**



10

**Good availability
of power for businesses**



11

**Efficient and active
Epping Community
Improvement District
(Epping CID)**



12

**Practical and
well-rehearsed disaster
management plan
(fire and others)**



13

**Close, quick
and efficient service
by Epping Property
Brokers**



14

**Cost-effective
property prices
and lower comparative
rentals offer good value
for money**



15

**In good company
with many of SA's
leading businesses**



WE KNOW ALL THERE IS TO KNOW ABOUT THE CENTRAL INDUSTRIAL AREAS OF CAPE TOWN. WE'LL USE THAT KNOWLEDGE AND EXPERIENCE TO HELP SATISFY ALL YOUR INDUSTRIAL PROPERTY NEEDS.



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