



89  
Impala Road  
Sandton





## Impala Road: located in Sandton's industrial hub

This well-located building is situated in the Marlboro Kelvin Ext Hub.

This stand-alone Industrial building offers a warehouse and offices. The property is sprinkler protected with a 3-phase power supply and ample yard area.

The warehouse has dock and on grade loading facilities which are suitable for logistical usage.



Public transport



Parks and recreation



Highway access



Shopping

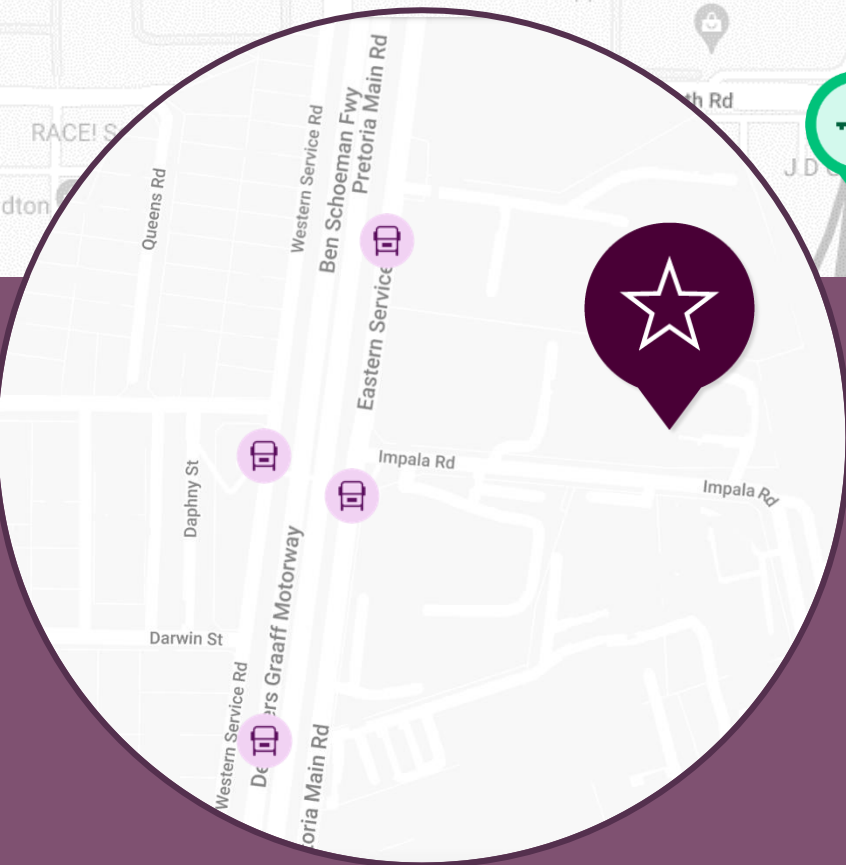
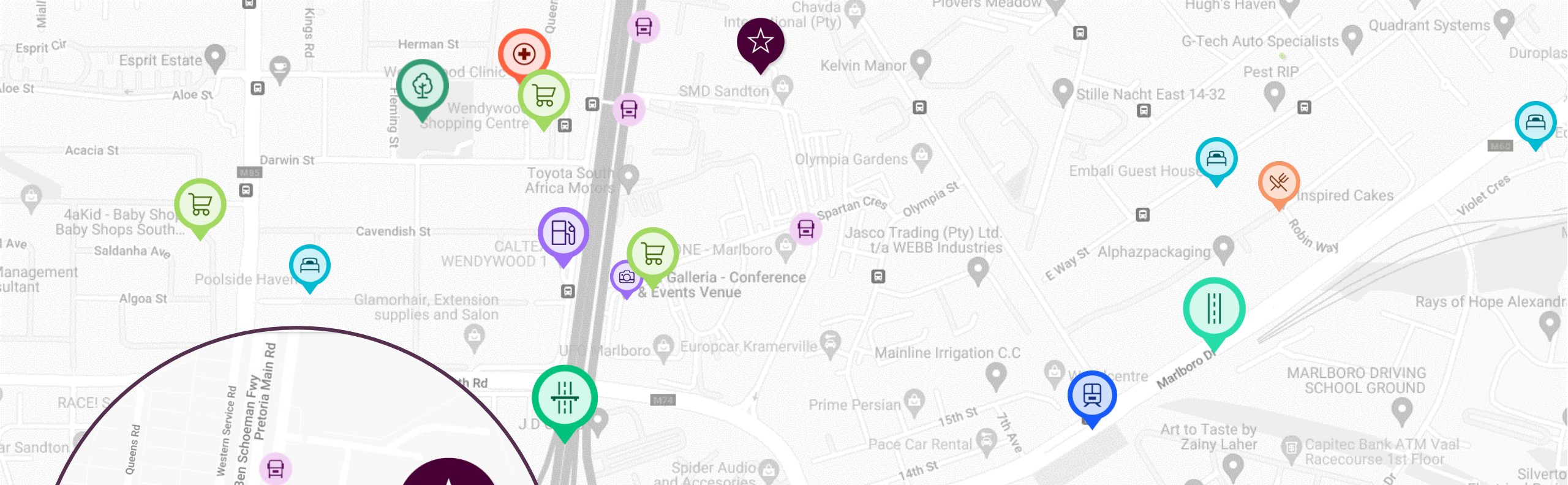


Fibre connectivity



Parking





## Location

Impala Road is also conveniently situated with quick and easy access to the M1 and N3 highways.

-  850m from Wendywood Shopping Centre
-  750m from Wendywood Clinic
-  1.1km from Wendywood Park
-  Public transport



# INTERIORS



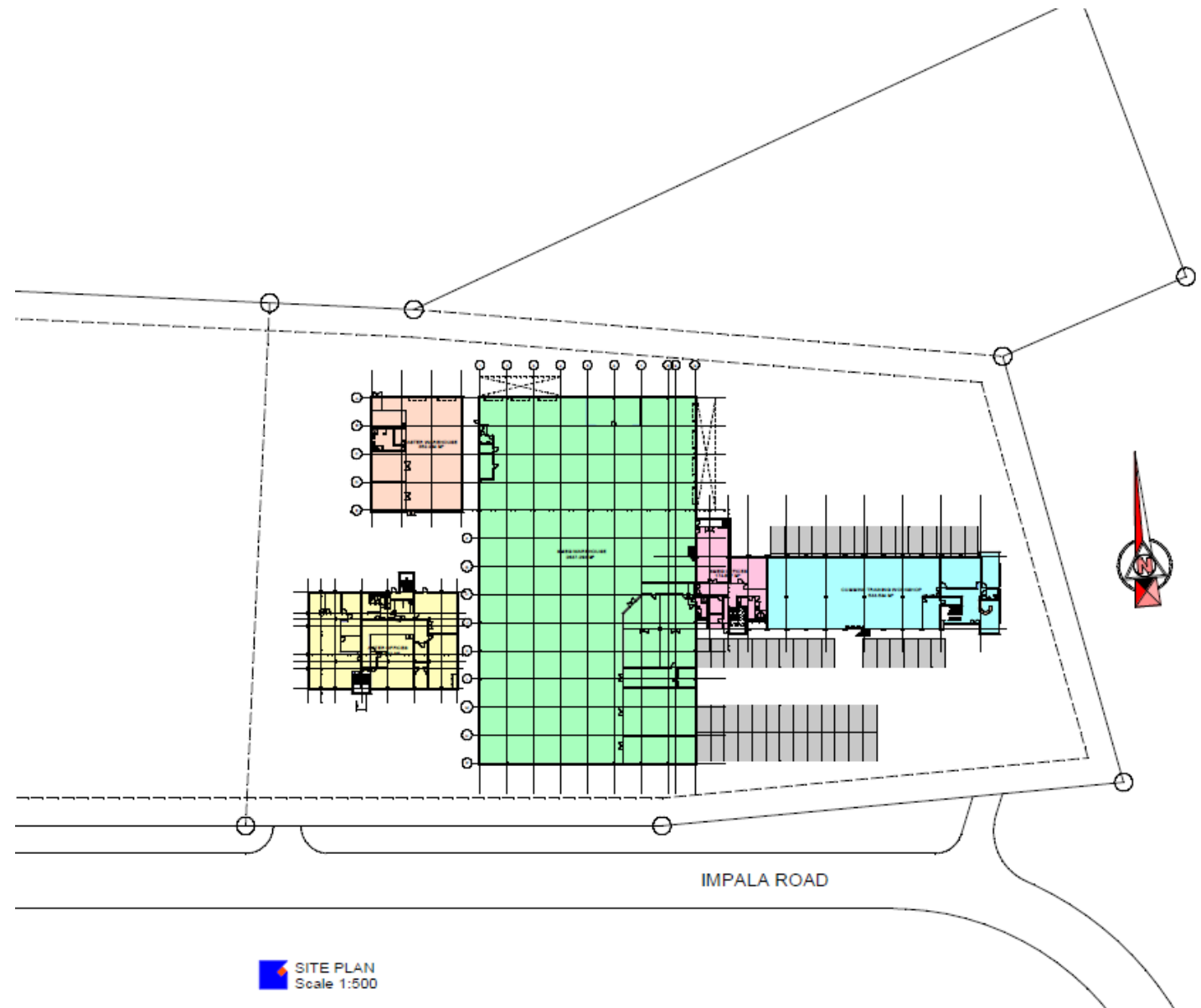



# EXTERIORS



# Siteplan

89 Impala Road,  
Kelvin View, Sandton.



 SITE PLAN  
Scale 1:500





## Rental Price

Total size of space approx.	5,800m <sup>2</sup>
Office space approx.	2,700m <sup>2</sup>
Warehouse space approx.	3,100m <sup>2</sup>
Gross Rental	R58.00/m <sup>2</sup>
Net Rental	R50.85/m <sup>2</sup>
Assessment Rates	R6.48/m <sup>2</sup>
Insurance	R0.67m <sup>2</sup>
Power	3-phase power supply



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reporting

**Level 1**  
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**+ 8 million sqm**  
of space



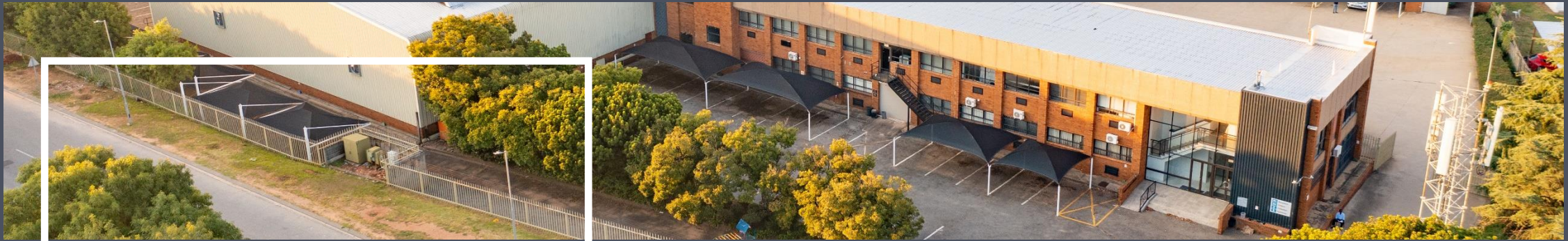
**Quality**  
portfolio  
diversified  
across sectors  
and geographies





space to thrive

**GROWTHPOINT**  
PROPERTIES



Contact leasing consultant

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