



RIVERGATE BUSINESS PARK – PROVIDES DIRECT ACCESS TO THE N7, WHICH IN TURN CONNECTS TO THE N1, GREATER CAPE TOWN, CT HARBOUR AND CAPE TOWN’S INTERNATIONAL AIRPORT

RIVERGATE PHASE BUSINESS PARK - PHASE 1A-1 – SOLD OUT

Phase 1A-1 of the Business Park, comprised 30 mixed-use light industrial sites that were sold out, within 3 weeks of going to the market, together with an 8ha site that was purchased by a large user.

Roads and services to the first phase are now in the process of being handed over by the JV to the City of Cape Town and the first transfers will follow in the next few months. It is anticipated that there will be a “flurry of construction activity” in the months to come, as the first factories in Rivergate start coming out of the ground!



PHOTOGRAPHS SHOWING THE ROADS NEAR COMPLETION. THESE ROADS HAVE NOW BEEN COMPLETED.

The JV will soon be erecting the perimeter walling to the Business Park, together with electric fencing and CCTV camera surveillance. A gate house is to be built at the single entrance point to the Business Park, together with installing a fibre optic backbone and ducting to each property.

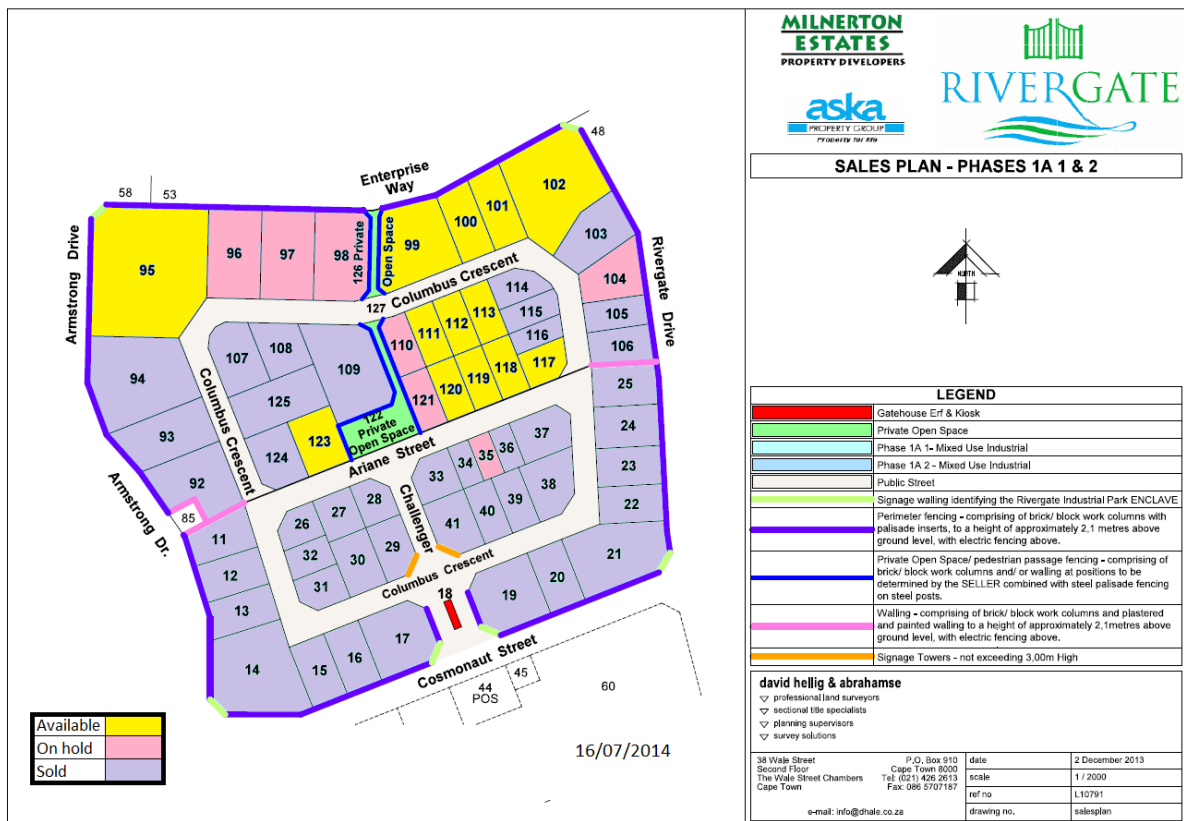
RIVERGATE BUSINESS PARK – PHASE 2 – NOW SELLING.

The second and final phase of the Business Park has recently been put to the market following the phenomenal success of Phase 1 and comprises a further 33 mixed-use light industrial plots, ranging in size from 800m² – 6,700m².

These industrial erven allow for a bulk factor of 0.65 and are priced from R1, 099,000 (at rate/m² between R1, 330/m² – R1, 550/m²).

At time of going to press, sales are fast approaching the 50% sell out of Phase 2 of the Business Park.

A number of commercial and industrial brokers in the Western Cape have confirmed that this level of activity is unprecedented in the market at the present time.



LARGER INDUSTRIAL USERS

In addition to the opportunities still available to the smaller user within the secure enclave of the Rivergate Business Park; there are opportunities available for the larger light industrial and commercial users within the Rivergate.

Contact Dave Macleod-Elliott, Sales Director of Aska Property Group (Pty) Ltd on Tel: (021) 556-2333 or Cell: 083-453-7777 for any retail, commercial and industrial enquiries.