

New Commercial / Industrial Projects

by: Anton Hartmann of Tyris Group

2007/2008 has seen interest in property swing from residential to commercial and industrial. It is further anticipated that the commercial/industrial property sector, which has been experiencing rental inflation of double digits, in many areas over the last two years, will continue on this trajectory.

With this in mind the Tyris Group spent the past 18 months planning for a shift in focus, and started the second half of last year by introducing 3 new projects in line with the trend.

Michelson Industrial Park. (Anderbolt Boksburg)

Located on the corner of Michelson & Kirshner Rd, Anderbolt, Boksburg, Michelson Industrial Park is only 10 km from O.R Tambo airport. This makes it perfectly situated for deliveries to both the greater Gauteng area and the rest of the world. Michelson will be developed in two phases, each comprising $\pm 3600\text{m}^2$ of office and warehouse space.

Each building has been configured to house 7 mini factories varying in size from 240m^2 - 920m^2 . The internal layout of the mini-factories can be changed to accommodate larger users. Michelson Industrial Park will have electric fencing and a 24 hr security guard on duty. Warehouses are for sale or to let, with expected occupation being March 2009

The District Office Park (Sunninghill)

The District is situated within a five minute car drive of the Rivonia CBD in Sandton and in close proximity to Fourways. It also enjoys exposure onto the newly completed up-grade of Rivonia Road Extension. A listed property fund bought the building in 2007 and, with expected occupation June 2008, is currently looking to tenant it.

The District consists of three floors of office space, with $\pm 1600\text{m}^2$ per floor plus a basement. Each floor can be sub-divided into various office areas. There is ample parking for both tenants and their clients and a back up generator is available.

The Warehouse - Pomona (Kempton Park)

In Mid 2007 EDS Properties contracted TYRIS to handle the construction of 10 warehouses. The site, on the corner of Constantia and Deodar Street, Pomona, Kempton Park, has easy access to the R21 highway linking O.R Tambo Airport, Johannesburg and Pretoria. The entire development is available to let with expected occupation being June 2008.

An artist's impression of Michelson Industrial Park



An artist's impression of The District Office Park



Site Plan of The District Office Park

