

It's the right time to grab extra space

THE COMPLETION of six 217m² multi-use buildings in Lansdowne Corridor's Sheffield Business Park comes at just the right time: when there's little new industrial space in greater Cape Town, says Broll area specialist Anton McElhone.

Phase one of Glenkey Mews consists of six units forming a secure minipark within Sheffield Business Park on the busy Lansdowne Corridor. Some units have been sold to owner-occupiers and/or investors and several are available for rent.

Each offers up to 8m from floor to ceiling in the warehouse area, providing about 900m³ of volume.

"Glenkey Mews is in a great location, with easy access for staff, state-of-the-art security and competitive rentals," says McElhone.

Because of the high interest rates over the past few years, the speculative development of new space has essentially come to a halt, he says.

This, coupled with an economic slowdown, encouraged tenants and owners to stay in their existing premises. However, lower interest rates and signs of an economic recovery in recent months are increasing activity on the industrial property front.

There were very limited new and efficient multi-use business units available and now could be a great time for businesses that need extra space to make a move.

"Sheffield Business Park is attractive to business owners because of its good infrastructure and access to all major highways and because it's on one of Cape Town's busiest arterial commuter routes (and) public transport is plentiful. Business owners with a positive outlook could be well advised to look at Glenkey if they're looking to move to clean, well-situated space."

Sheffield Business Park is a 50-hectare secure development almost equidistant from the Cape Town CBD and the airport, with access to the N2, N1, M5 and R300. Its ideal position as a central hub has led to one of the country's leading retailers locating its regional distribution centre on an adjacent site.

The business park is split into two phases, with land in the first almost sold out, barring a few larger parcels from about 2 500m². Construction of new buildings in phase one is set to start in the new year.

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BRIGHT OUTLOOK: Antony Payne of Glenkey, Broll's Anton McElhone and William Wakefield, and Glenkey sales manager Hentie van Wyk.