

Transform potential

41 Invubu Park Place

Acquisition Opportunity

AS AT 1 JANUARY 2025

Executive Summary



41 Invubu Park Place

Located along the N2 freeway, north of the Umgeni River, the node is situated approx.12km from Umhlanga and approx.15km from Durban

The node was established through a joint venture between eThekweni Municipality and Tongaat Hulett. The majority of the infrastructure was completed in 2008

Riverhorse Valleys position along the N2 and proximity to the ports makes the node ideal for warehousing and distribution operations

The node is mainly comprised of light industrial, manufacturing and warehousing facilities (commercial services and offices taking up a secondary role)

Notable businesses in the area include RTT, Massmart, Adcock Ingram and DHL.

The state-of-art call center is one of Discovery's largest national call centers

The property has a high-spec fit-out with world-class wellness and canteen facilities

Property offers flexibility for conversion of use to warehousing if required given good eave height, sufficient yard space, and significant power supply (1250A)

Combined GLA of
6,134m²

Occupancy of
100%

Weighted average
lease expiry of **2.8**
years

Property and Financial Information



(1 Jan 2025 – 31 Dec 2025)	R R/m ² (per month)	
Net rental	10 235 165	139.06
Parking	1 155 263	15.70
Rates recovery	1 932 210	26.25
Levies recovery	9 543	0.13
Total gross rental	13 332 180	181.14
Levies expense	(9 543)	(0.13)
Rates and taxes expense	(1 932 210)	(26.25)
Total net expenses	(1 941 752)	(26.38)
Total NPI	11 390 427	154.76

		41 Imvubu Park Place
	GLA (m ²)	6,134
	Property type	Industrial
	Location	41 Imvubu Park Place, KZN
	Tenant	Discovery Central Services
	Occupancy at Jan 2025	100%
	WALE at Jan 2025 (years)	2.8*
	Expiry Date	31/09/2026
	Weighted average escalation at Jan 2025	7.5%
	Fire sprinklers	Yes
	Eave heights	10m
	Total roller doors	None
	No. of on grade doors	
	No. of off grade doors	
	Superlink reticulation	None

*Client has an option of cancellation end of year 2. 2.8 Wale reflects full 3-year lease

Pictures





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