Transform potential

# 41 Imvubu Park Place

**Acquisition Opportunity** 

AS AT 1 JANUARY 2025



### **Executive Summary**



Combined GLA of 6,134m<sup>2</sup>

Occupancy of **100%** 

Weighted average lease expiry of **2.8 years** 

#### 41 Imvubu 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 eThekwini 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

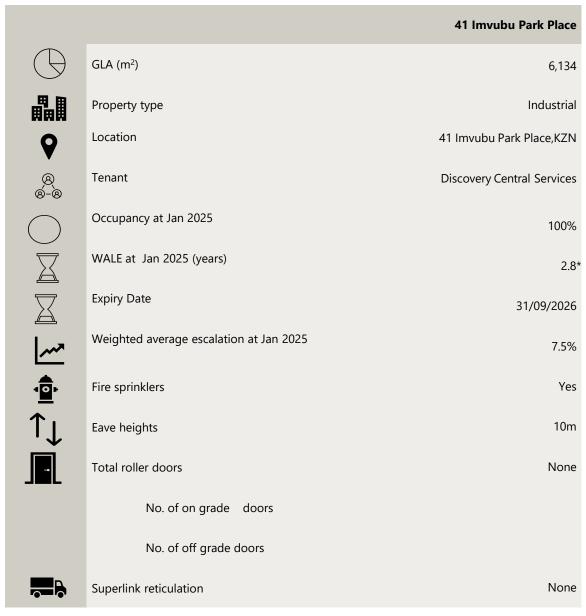
The property has a high-spec fit-out with world-class wellness and canteen facilities

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

## Property and Financial Information



(1 Jan 2025 – 31 Dec 2025)	R	R/m² (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



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

### Pictures









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