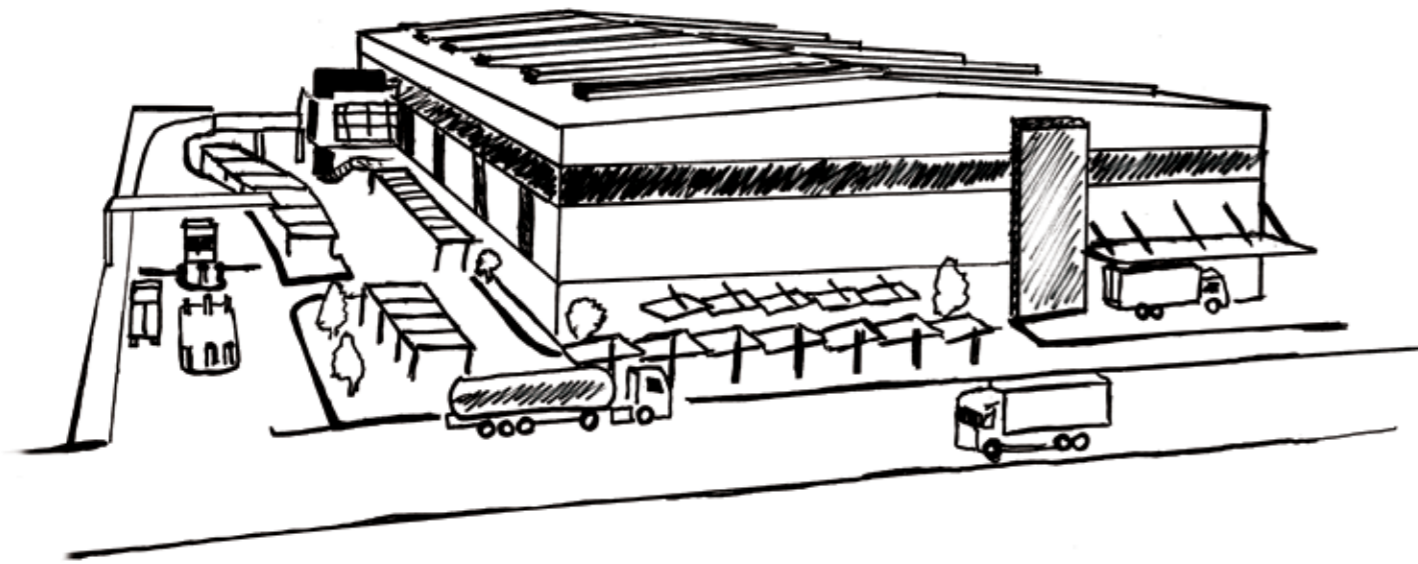


WELCOME TO CAPE TOWN'S MOST CONVENIENTLY LOCATED NEW BUSINESS PARK



YOU SEE IT.



WE BUILD IT.



INTRODUCING BRACKENGATE 2

Brackengate 2, a strategically located business park on the link between the N1 and N2 in Cape Town, is ideally positioned to offer development opportunities for warehousing and light manufacturing enterprises, as well as a comprehensive new lifestyle retail and home improvement centre.

Our ethos is to develop tailored facilities to meet your business needs within a node that links efficiently with major highways, air and rail infrastructure.



LOCATION

Situated on the R300 freeway where it links to Bottelary Road, Brackengate 2 is extremely central to the greater Cape Town metropolis – a short drive from the Mother City’s CBD, Stellenbosch, Somerset West and Cape Town International Airport.

The site is located in one of the most central logistics and warehousing hubs in the Western Cape. As

such, it’s hardly surprising that Fruit and Veg City and Shoprite have established key distribution centres in the area.

The park is also close to both established and developing residential areas on Cecil Morgan and Bottelary Roads, and a quick drive from sought after suburbs such as Durbanville.

ACCESSIBILITY

Situated on the R300 freeway, Brackengate 2 offers easy road access from all directions, such as the N1 and N2 national routes, as well as Stellenbosch arterial, R102 and Bottelary Road – making it the most conveniently located new business park in Cape Town.

The new off-ramp connecting the R300 with Bottelary Road greatly improves accessibility to the precinct. Located outside the high congestion zones of Montague Gardens, Epping Industria and the like, Brackengate 2 is easily accessible from the airport, Cape Town harbour and the Brackenfell railway station, as shown in the locality map above.



A WELL-DESIGNED WORKPLACE IS BETTER FOR YOUR EMPLOYEES - AND YOUR BUSINESS

 SECURITY

Brackengate 2 offers a 24-hour manned gatehouse, monitored CCTV cameras on the roads and boundaries, and electrified perimeter fencing.

 LANDSCAPING

The park features indigenous, waterwise ground-covers and shade trees. Undeveloped areas will be contoured to create a pleasantly undulating landscape in keeping with the rest of the surrounding area.

 TECHNOLOGY

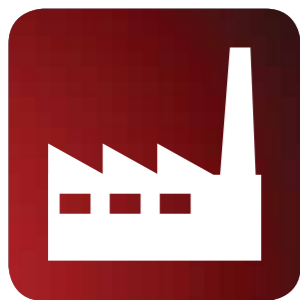
With hi-speed connectivity now such a critical productivity tool, we have ensured that all tenants at Brackengate 2 have access to the advanced fibre network deployed in this precinct.

 ENERGY EFFICIENCY

Naturally, every building in Brackengate 2 will fully comply with the XA Energy Efficiency calculations. However, over and above this, we are committed to working with all our tenants to develop a sustainable business park that will lower the running costs and the carbon footprint of all the individual buildings within.



CUSTOMISED PREMISES FOR YOUR SPECIFIC ENTERPRISE



LIGHT MANUFACTURING



LOGISTICS



DISTRIBUTION



WAREHOUSING



LIFESTYLE AND HOME IMPROVEMENT PRECINCT

Located in the heart of Brackenfell, Brackengate 2 is being developed to meet the needs of burgeoning residential developments in the immediate vicinity.

We are curating a comprehensive and convenient lifestyle and home improvement district. In-depth spatial development research shows that 24 000

middle and upper middle income homeowners live within 7,5 kilometres of the business park. The new centre will offer hard and soft furnishings,

sanitaryware, hardware and building requirements in a convenient one-stop facility that will also meet family entertainment, fitness and refreshment needs.



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A uniquely different development by



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