

# SUMMIT PARK



## DEVELOPMENT OVERVIEW PACK

**PROPOSED NEW SECTIONAL TITLE AND  
RENTAL INDUSTRIAL DEVELOPMENT**

FOR

**SUMMIT PARK (PTY) LTD**

AT

**STAND 54, RIVERSIDE EXTENSION 24,  
NELSPRUIT, MBOMBELA**

**PROJECT DEVELOPER:**

Summit Park (Pty) Ltd

**ARCHITECT:**

Förtsch & Associates

**CIVIL/STRUCTURAL ENGINEER:**

Endecon Ubuntu

**FINANCIAL AND MARKETING MANAGEMENT:**

Kellaprince Properties Nelspruit (Pty) Ltd

**PROJECT MANAGER:**

Siyakha

**QUANTITY SURVEYOR:**

Siyakha Quantity Surveyors

**ELECTRICAL ENGINEER:**

CPP Marepo

**FIRE CONSULTANT:**

CFS Consulting Engineers

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# ABOUT SUMMIT PARK

Summit Park is a pending industrial development on a prime site in Riverside Extension 24, Nelspruit, with a building area of some 11,200m<sup>2</sup>, and a land area of 21,300m<sup>2</sup>. This area has seen rapid growth over the last few years in spite of difficult conditions resulting from Covid and deteriorating business conditions in S.A. There are currently very few serviced industrial stands left for sale in this industrial area. There will be units of varying sizes ranging from small 385m<sup>2</sup> to larger 950m<sup>2</sup> or larger combinations as required.

These units will be available either to purchase on Sectional Title, or for Rental according to demand. Development will start in early 2024 and completed in 2025. Potential buyers/tenants will have time to assess and view the property during this period.

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## OUR MISSION

The mission for this development is to provide up-market, high quality, well planned industrial units of varying sizes to suit the needs of the expanding commercial and industrial market in Nelspruit. The size of this development enables adequate tenant and customer parking, and easy circulation of inter-link vehicles. Economies of scale have also been achieved in keeping prices market related.

# INVESTMENT RISK APPRAISAL

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A careful assessment of the commercial property market in South Africa has been done. Consultations were had with local commercial agents in Nelspruit, as well as national property surveys and trends, example; Rode and Associates, and the South African Property Association (SAPOA), with the following results:

- These have all revealed that industrial property is the best performing property sector in S.A. at the moment.
- The availability of well positioned serviced commercial land in Nelspruit is now running out.
- Commercial agents in Nelspruit have virtually run out of stock and regular enquiries have to be turned away i.e. demand exceeds supply.
- With new developments almost at a standstill, building contractors are highly competitive with their pricing resulting in new developments being reasonably priced.
- Nelspruit's municipal costs (Rates and Taxes) are well priced in comparison with other major centers in South Africa.
- Nelspruit is one of the developing "Hot Spots" in South Africa, and as the central hub of major services in Mpumalanga, is set to remain so with excellent prospects for the future.
- Kellaprince Properties will be the managing agents of this development during and after construction with some 30 years of experience in this field.





# LOCALITY PLANS



RIVERSIDE LOCALITY PLAN  
SUMMIT PARK

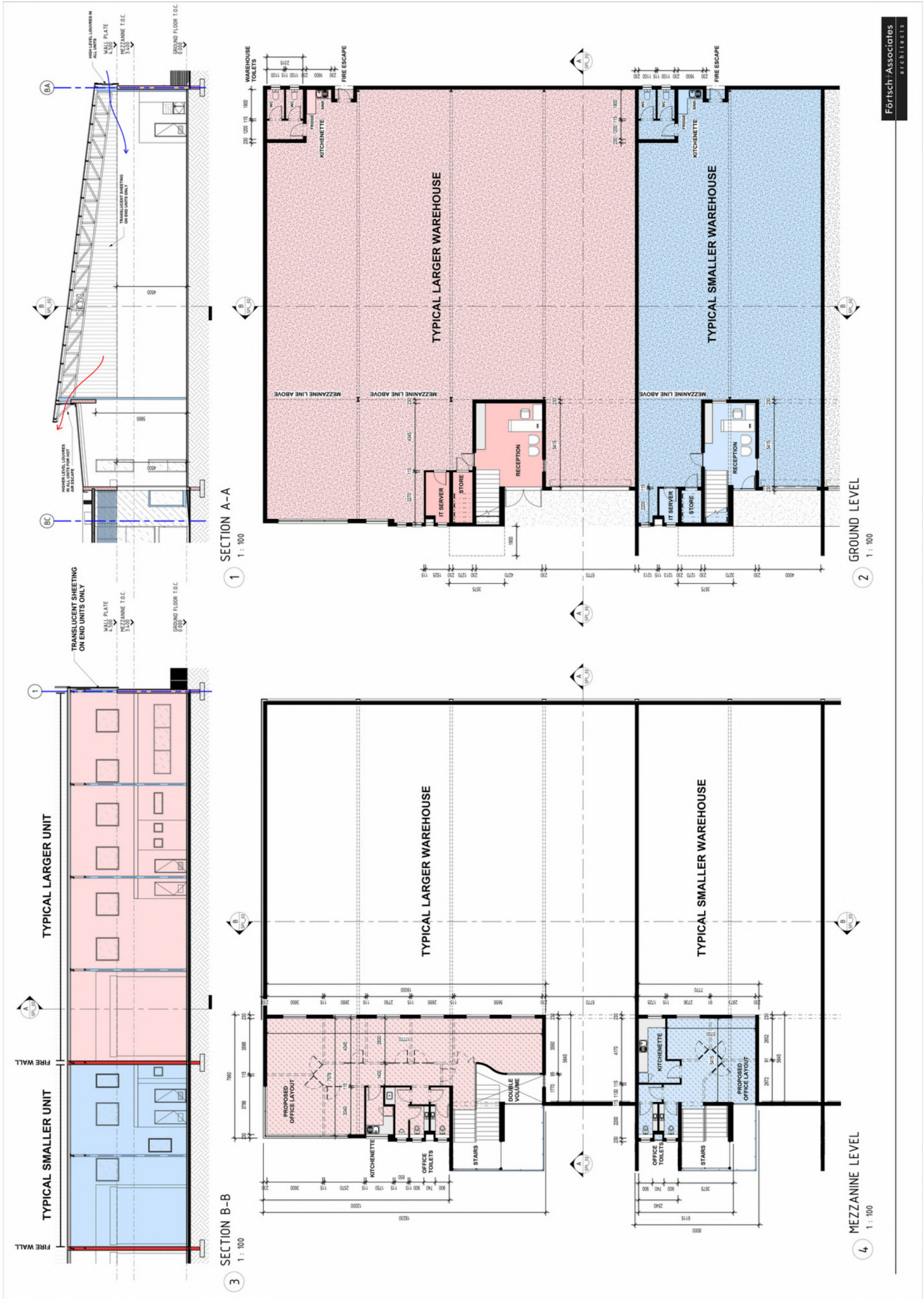
Förtsch+Associates  
architects



Förtsch+Associates  
architects

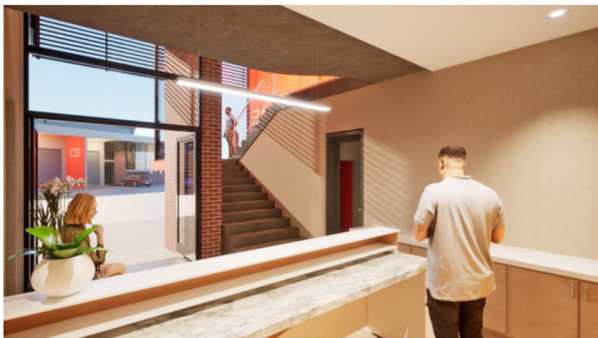


# OFFICE & WAREHOUSE ELEVATIONS & FLOOR LAYOUTS





# ARTISTS 3D PERSPECTIVE OF INTERIORS AND AERIAL VIEWS





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# SPECIFICATIONS

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- **INTERNAL WALLS**

- Plastered and painted to all walls, with face brick accent wall to stair landing
- Ceramic tile splashbacks above kitchen sink units and wash hand basins

- **FLOOR FINISH**

- Power float finish to all floors
- Screed to first floor offices / toilets

- **CEILINGS**

- Painted concrete soffits to the ground floor office area / toilet area
- Vinyl clad suspended ceilings to the first floor office area / toilet area







# LET'S WORK TOGETHER

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