1. INTRODUCTION

Richmond Park Development Company (Pty) Ltd (herein referred to as “RPDC”) holds the long-term lease and development rights to the prestigious Richmond Park development, which is located in Cape Town’s West Coast growth node, only 17 kilometres from the Cape Town CBD. RPDC is owned by Atterbury Property Developments, Old Mutual Properties, Bethel Property, Qubic and Richmond Park Communal Property Association.

Atterbury Property Developments is responsible for developing mixed-use commercial real estate projects for and on behalf of RPDC. Atterbury is a Property Development and Investment Company that was established some 22 years ago with offices in Pretoria and Johannesburg and Cape Town. Atterbury has an established national & international track record in developing, investing and managing blue chip properties. Old Mutual Properties have 40 years’ experience in the property industry, with a portfolio of more than R19.2 billion. Old Mutual South Africa is a level two BBBEE contributor.

2. RICHMOND PARK

Mixed-use Commercial Precinct - Richmond Park will be developed as a mixed-use commercial precinct, with ±300,000m² of gross lettable area, on a 99-year leasehold basis. Bulk will be drawn from a basket of rights and in accordance with the market demand. Subdivisions will be created for individual projects to ensure flexible development management and the ability to respond to changing market conditions.
MyCiTi & Public Transport – Richmond Park will be serviced by Cape Town’s efficient MyCiTi rapid transit system, which runs along Tygerberg Valley Road.

Lifestyle Amenities – Richmond Park has the following unique offering to its future occupants:
- Proximity to Cape Town International Airport, Cape Town Port & Cape Town CBD
- Access to residential estates that caters for various price categories, such as Burgundy Estate
- Public transport – taxi, bus (MyCiTi)
- Proximity to Cape Town International Convention Centre
- Proximity to Century City
- Secure mixed-use precincts
- Wide internal roads and well landscaped green open spaces

Availability of Services – All essential services and connections will be available to the site boundary upon lease commencement. Eskom is providing the power supply to Richmond Park. The direct Eskom supply results in savings in consumption charges if compared to other utility suppliers (i.e. City of Cape Town) in the Western Cape.

Open Access Network – Richmond Park secured a single fiber optic open-access network for data. This means that the Spec Warehouse will have an un-equivalent open access fibre network at market related rates.

Park Levy – All occupants within Richmond Park becomes part of the Property Association (Non Profit Company) that is governed by a set of predetermined rules, memo’s and articles. The Association is responsible for cleaning, landscaping, routine maintenance etc. of the common areas. The anticipated park levy for 2017 is estimated at ±R0,90 (excl Vat) per m² site area. This levy excludes any municipal charges and/or levies such as assessment rates, utility services, consumptions etc. which will be a direct tenant cost.

Existing Tenant at Richmond Park – The RPDC concluded agreements with, inter alia, the following companies – Mustek Limited, CTM, Cape Fruit Coolers etc.
3. **SPEC WAREHOUSE**

**Location** – The proposed site is located between Tygerberg Valley Road, Plattekloof Road (the M14) and the N7 Freeway, in the Central Precinct. The site is in close proximity to the N7 off-ramp.

**Access** – Richmond Park is serviced by two major arterial routes, the N7 and the M14 (Plattekloof Road), and offers easy access to the N1 highway, Cape Town Port, the Cape Town CBD and the Cape Town International Airport.

**Site Area** – The site that will accommodate the Spec Warehouse and Offices measures approximately **14 258m²**.

The rentable areas and parking provision of the Spec Warehouse and Offices will be as follows:

- Warehouse = 7,340m²
- Warehouse Mezzanine = 378m²
- Offices = 838m²
- Parking Bays = 85 bays

4. **FINANCIAL**

A monthly net rental as at **1 March 2018** of **R65.00/m²** (Excl. VAT) will be payable and will escalate at 8% per annum.

The above rentals exclude rates, taxes, levies and consumption charges, for which the Tenant will be liable.

5. **TENANT FIT-OUT ALLOWANCE**

The building specification for building allows for a tenant fit out of **R650.00/m²** per GLA offices (838m²).

6. **TRIPLE NET LEASE**

The Tenant shall be responsible for the full repairing, maintaining and insuring of the lease premises.
7. **LEGAL**

Potential tenants will be required to sign the Landlord’s standard lease agreement that is available on request.

8. **GENERAL**

The Fact Sheet and Project Brochure are subject to change from time to time and brokers as well as potential clients need to verify the content hereof prior to concluding a transaction. Brokers and agents are to take cognisance of the terms and conditions of the standard Atterbury broker’s policy document at the time of making an introduction.

9. **ENQUIRIES**

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10. **ANNEXURES**

- Building Specification
- Project Brochure

*In association with:*

![Qubic](image1)

![Bethel](image2)