



edge
PROPERTIES

Abland

CENTURION
INVESTMENTS

EPHING 1 INDUSTRIA 166 GUNNERS CIRCLE

Erf 32599 Cape Town at Epping
Situate in the City of Cape Town
Cape Division, Western Cape Province
In Extent 4,8571 Ha

The Cottage AT The Oval
1 Oakdale road
Newlands
7700

Tel: 021 672 2140
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www.edgeprop.co.za

edge
PROPERTIES



Location

The property is very well located in Epping – the main industrial node of greater Cape Town. Epping is extremely central to all parts of Cape Town and is hence favoured by many companies – large and small. Epping is strategically placed between the N1 and N2, the 2 main arterial roads through greater Cape Town.

Epping is further located on the N7 (Vanguard Drive) which links the N1 and N2 in a north south direction.

The Property is located at 166 Gunners Circle in Epping 1, on the corner of Vanguard Drive and Viking Way. This location has quick access to the major N7/Viking Way intersection from where all parts of Cape Town are readily accessible. Epping 1 is the favoured part of greater Epping as its roads are wider and accessibility is regarded as better.





















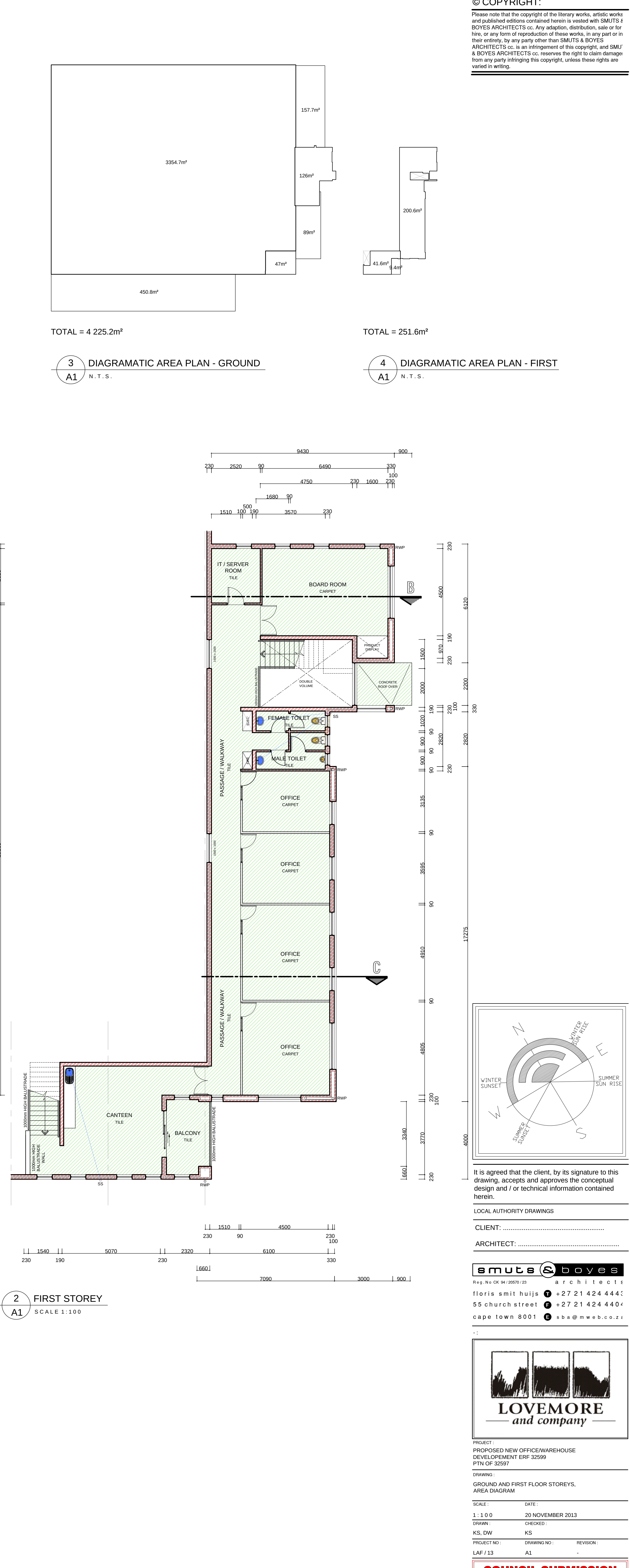












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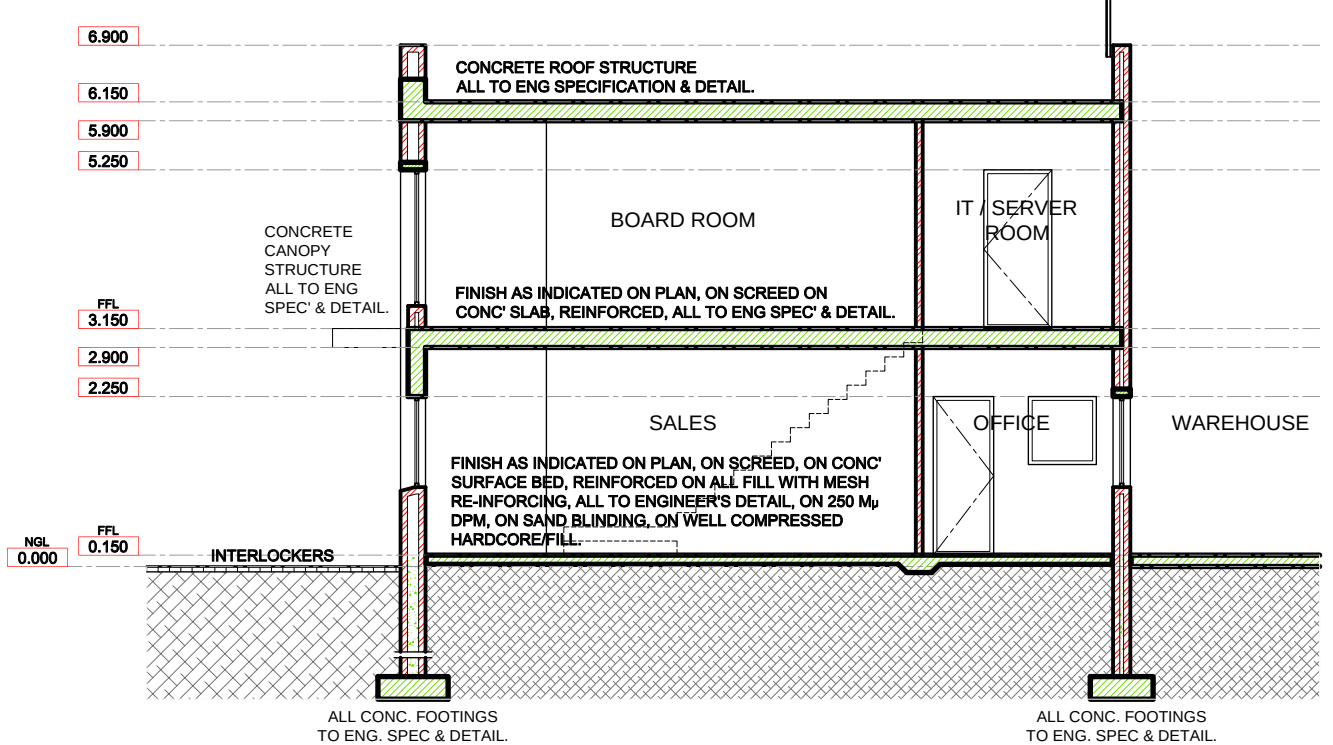
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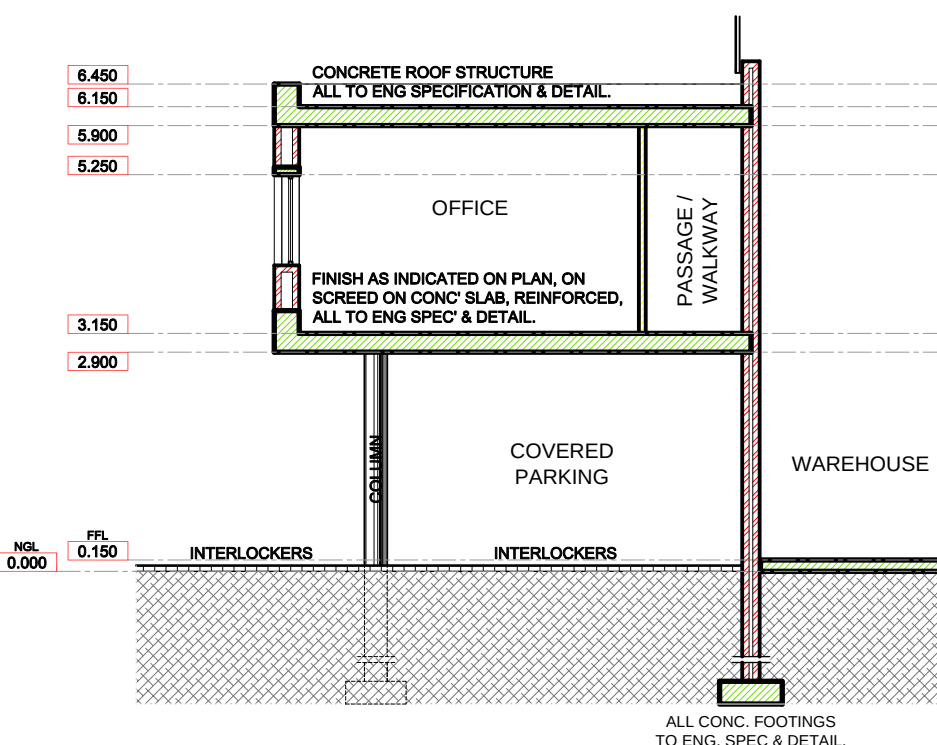
REVISION NOTES:

REV	DATE	DESCRIPTION
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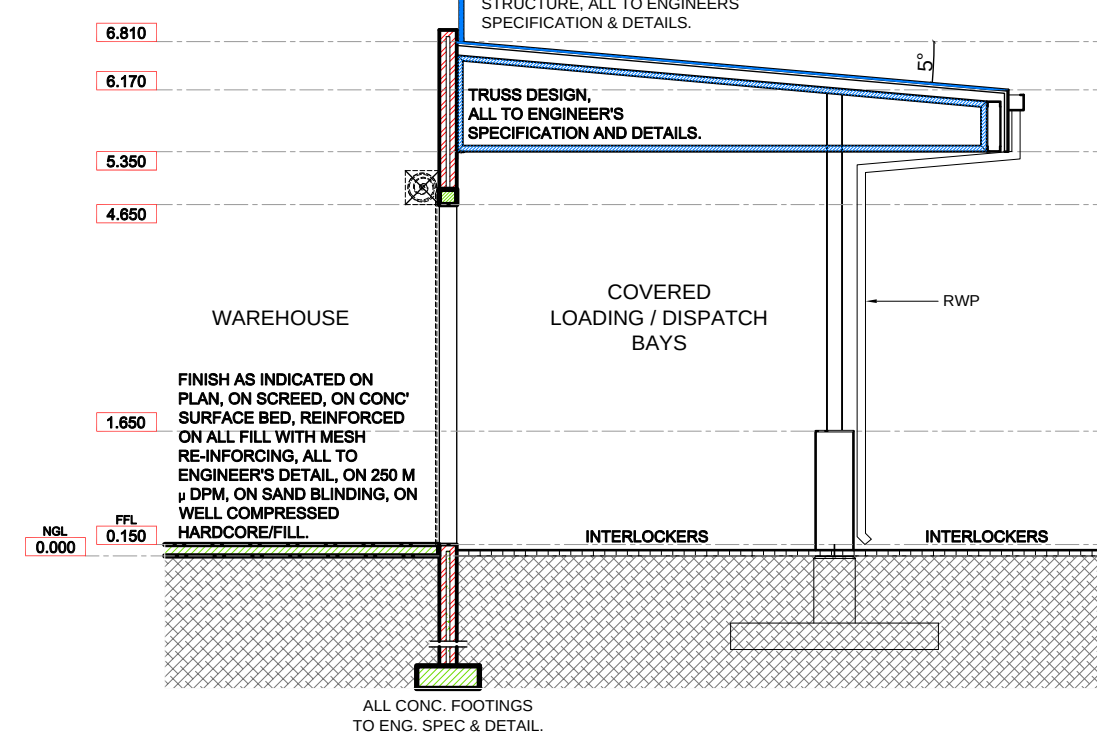
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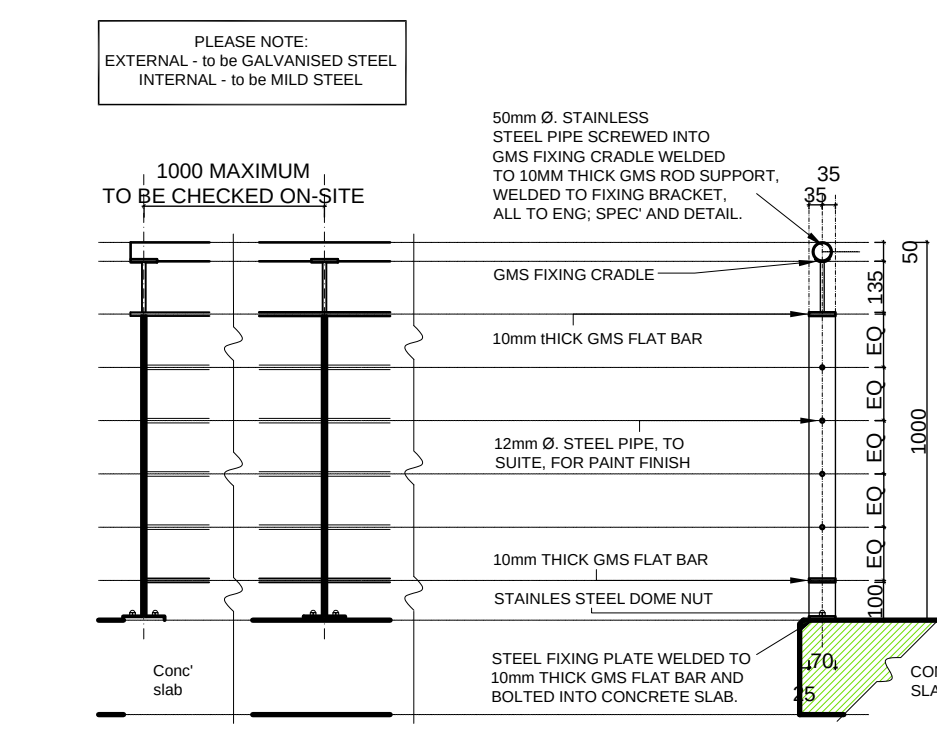
2 SECTION 'E'
A2 SCALE 1:100



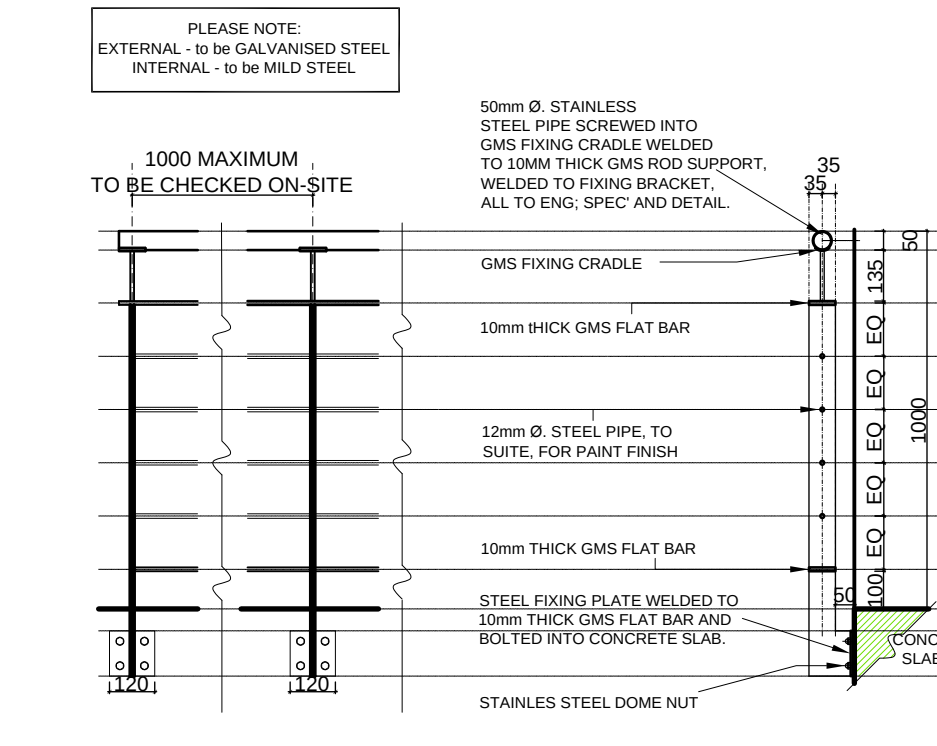
3 SECTION 'C'
A2 SCALE 1:100



4 SECTION 'D'
A2 SCALE 1:100



9 TYPICAL BALUSTRADE DETAIL 1
A2 SCALE 1:20



0 TYPICAL BALUSTRADE DETAIL 2
2 SCALE 1:20

It is agreed that the client, by its signature to this

It is agreed that the client, by its signature to this drawing, accepts and approves the conceptual design and / or technical information contained herein.

LOCAL AUTHORITY DRAWINGS

CLIENT:

ARCHITECT:

smuts & boyes
Reg. No CK 04 / 20570 / 23 architect
floris smit hujs **T** +27 21 424 4443

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cape town 8001 E sba@mweb.co.za

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[illegible]

LOVEMORE
and company

PROJECT:
PROPOSED NEW OFFICE/WAREHOUSE

DRAWING :

ELEVATIONS, SECTIONS AND BALUSTRADE
DETAILS

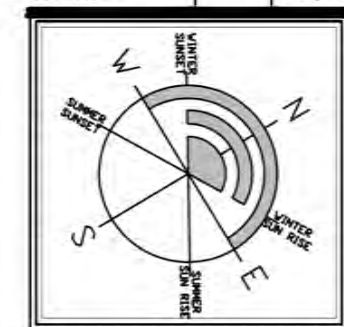
SCALE : DATE :

1:100; 1:20	20 NOVEMBER 2013	
DRAWN :	CHECKED :	
KS, DW	KS	
PROJECT NO :	DRAWING NO :	REVISION :

COUNCIL SUBMISSION

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AREAS		
SITE AREA		
		48 568
PORTIONS	LAND	BUILDING
PORTION 1	7 500	4 150
PORTION 2	2 000	2 350
PORTION 3	8 230	4 250
PORTION 4	8 840	1 700
PORTION 5	5 000	3 000
PORTION 6	7 150	5 475
PORTION 7	1 050	750
PORTION 8	1 300	1 000
PORTION 9	470	200
PORTION 10	4 700	—
PORTION 11	6 680	—
PORTION 12	3 680	—
TOTAL AREA		22 875
COVERAGE		47,1%



smuts & boyes architects
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55 church street • +27 21 424 4404
cape town 8001 • sba@meb.co.za



PROJECT:	PROPOSED NEW OFFICE/WAREHOUSE
DEVELOPMENT REF:	ERF 32569
PTN OF:	32567
DRAWING:	SITE DEVELOPMENT PLAN
SCALE:	DATE:
1:1000	01 AUG 2013
DRAWN:	CHECKED:
KS, DW	KS
PROJECT NO:	DRAWING NO:
0001/13	AD

SKETCH PLAN PROPOSAL

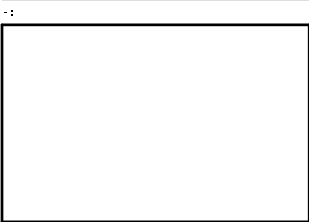
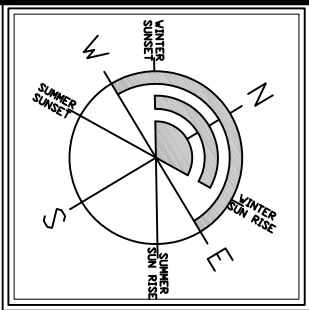


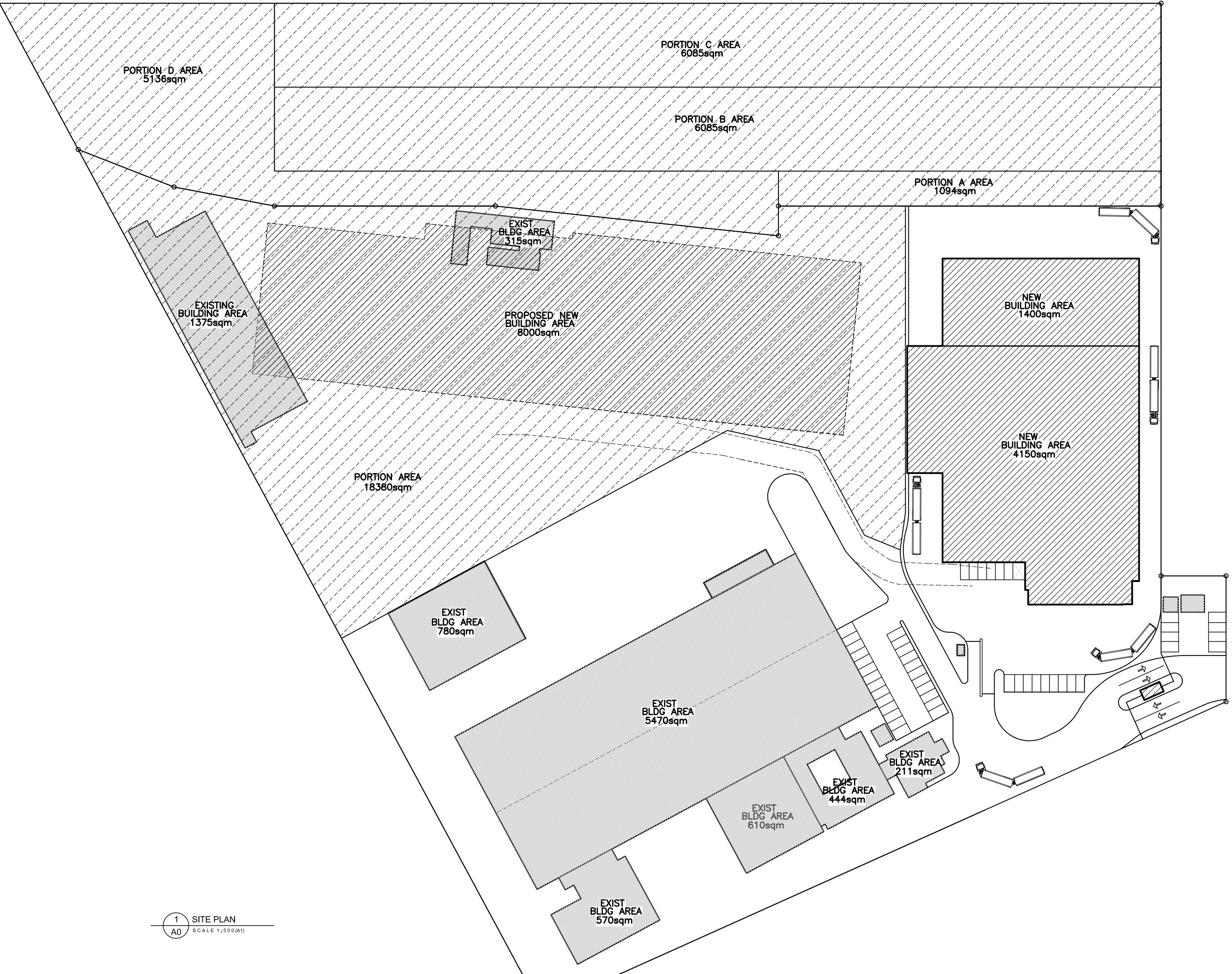
1 SITE PLAN
A0 SCALE 1:500



AREAS

SITE AREA 48 568

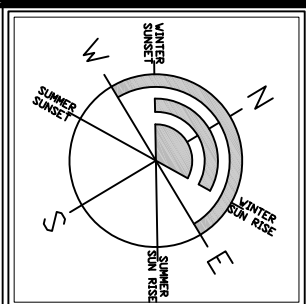




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AREAS

SITE AREA 48 568



1 SITE PLAN
A0 SCALE 1:500 (A1)

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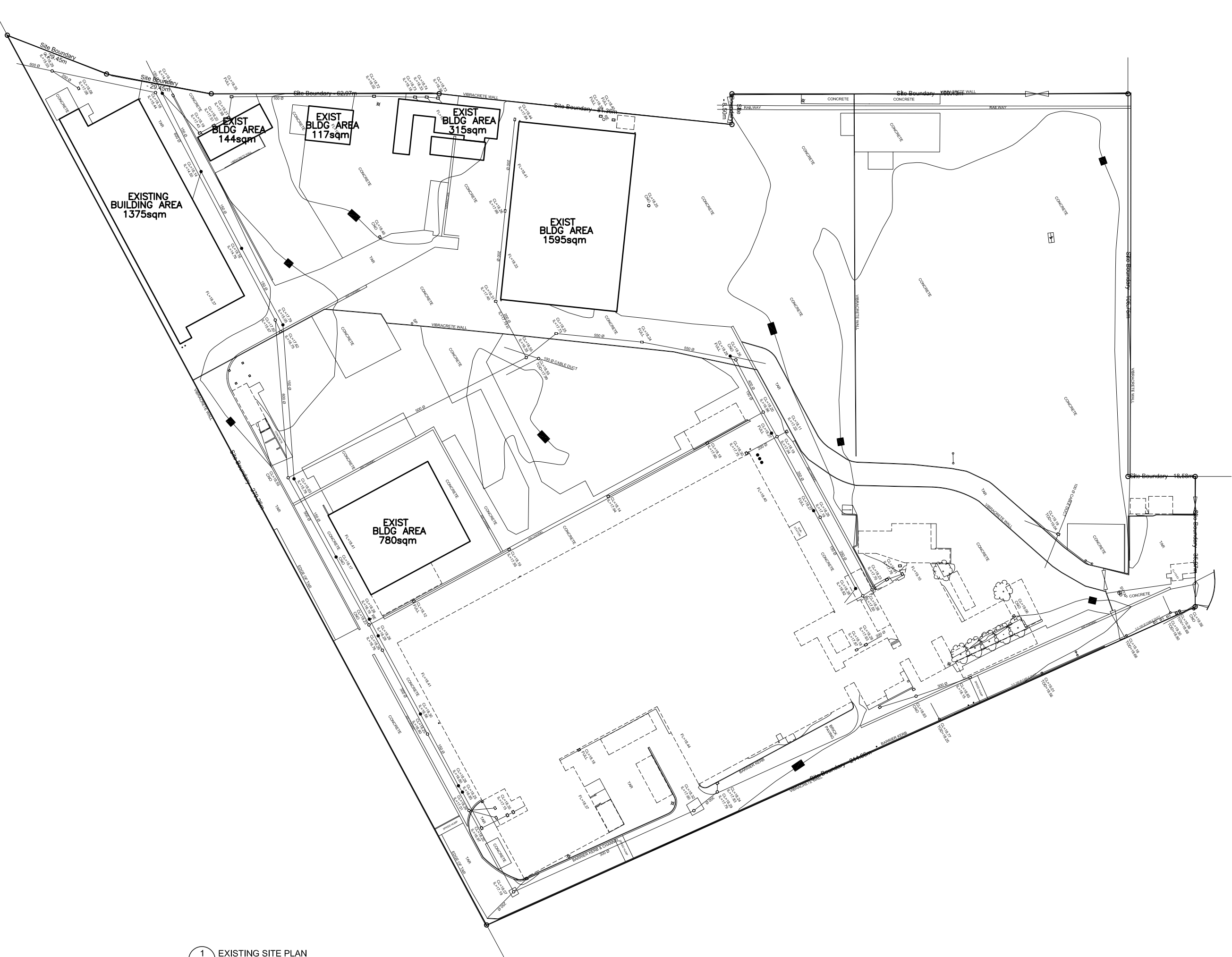
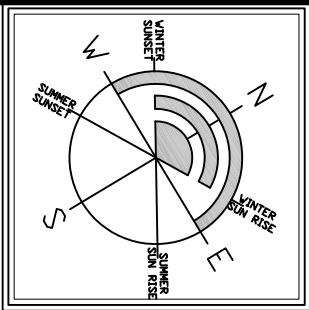
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PROPOSED NEW DEVELOPEMENT ERF 32599
PTN OF 32597
DRAWING:
SITE DEVELOPEMENT PLAN
SCALE: DATE:
1:100 25 OCT 2013
DRAWN: CHECKED:
KS, DW KS
PROJECT NO: DRAWING NO: REVISION:
GUN/ 13 A0

SKETCH PLAN PROPOSAL

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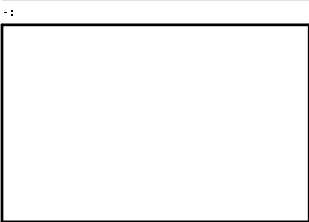
AREAS

SITE AREA 48 568



1 EXISTING SITE PLAN
A0 NOT TO SCALE

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PROJECT:
PROPOSED NEW
DEVELOPEMENT ERF 32599
FTN OF 32597
DRAWING:
AREA PLAN

SCALE: DATE:
NTS NOVEMBER 2013
DRAWN: CHECKED:
KS, DW KS
PROJECT NO: DRAWING NO: REVISION:
GUN/ 13 A0

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