

Falcon View



DEVELOPED BY

GROWTH-POINT
PROPERTIES



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Falcon View

Located within Centralpoint Innovation District, Falcon View is a new sectional title maxi unit park that offers ten units between 1,000m² and 1,300m² and an additional two units of approximately 2,300m² each.

Each unit features both office and warehouse space, with a first-floor mezzanine level that provides additional storage or office space. Competitively priced, and in an excellent location, Falcon View offers the perfect opportunity for you to own your space to thrive.

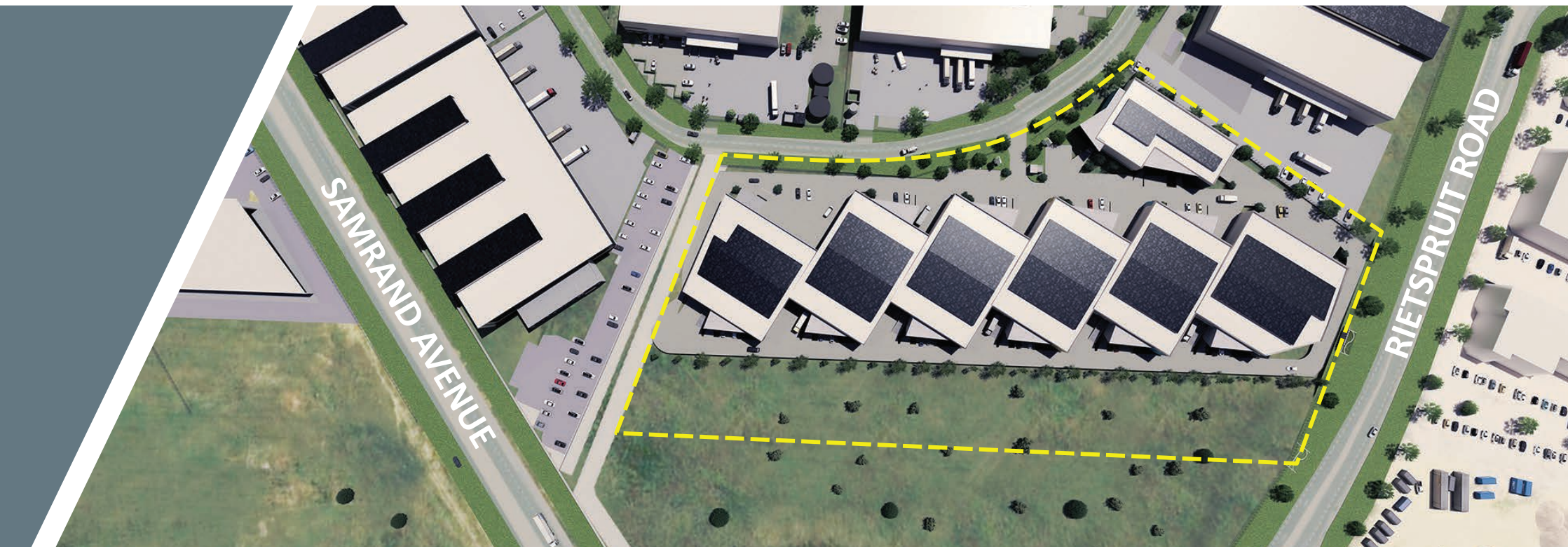


Location

Conveniently located off the N1 between Johannesburg and Pretoria in the Samrand area, Centralpoint offers fantastic accessibility to major transport routes. Surrounded by Waterfall City, Midstream and Centurion, it also has a very high residential component within a 5 km radius.

The park also features:

- Fibre to each unit
- Maintained landscaping and gardens throughout the precinct and within the park
- Close to medical facilities, schools and large shopping centres
- Easy access to the N1 & N14 highways
- 24/7 security patrol and off-site monitoring of the entire CentralPoint.
- Access control to the park



Features for buildings 1-12

- Each unit offers both office and warehouse components
- SANS degree of accuracy II warehouse floor
- Ample natural lighting
- Energy efficient LED lighting
- Energy-efficient air-conditioning in office areas
- Ongrade, concrete dock face options
- Dedicated parking bays per unit and spill-over parking available
- High spec security with electric fencing
- Flexibility in size and space planning
- Sprinkler protection available
- 6.5m spring height
- For specific details, refer to specifications document



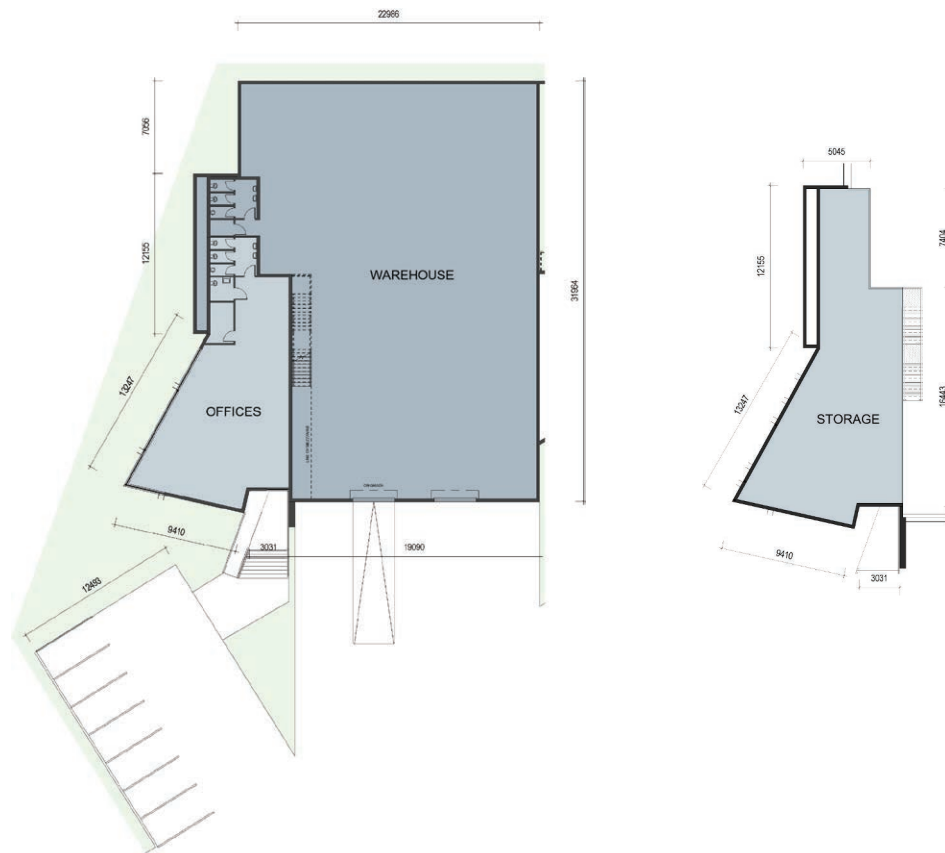
Site plan and floor plans



Unit	Area	Type
1	1 054m²	Type C
2	993m²	Type D
3	2 426m²	Type E
4	1 333m²	Type A
5	1 324m²	Type B
6	1 333m²	Type A
7	1 324m²	Type B
8	1 333m²	Type A
9	1 324m²	Type B
10	1 333m²	Type A
11	1 324m²	Type B
12	2 262m²	Type F

UNIT 1

TYPE C



Unit Information

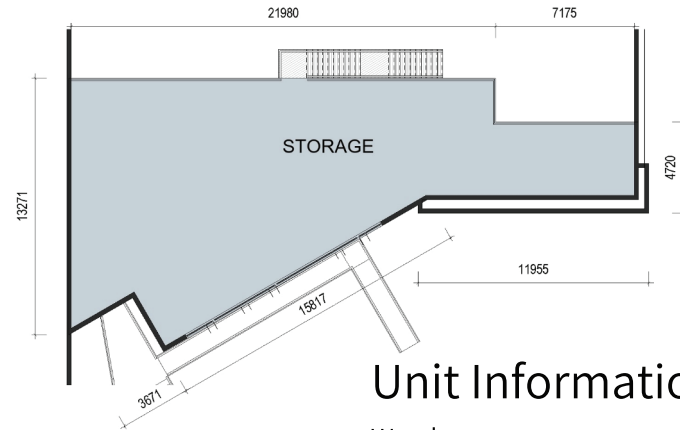
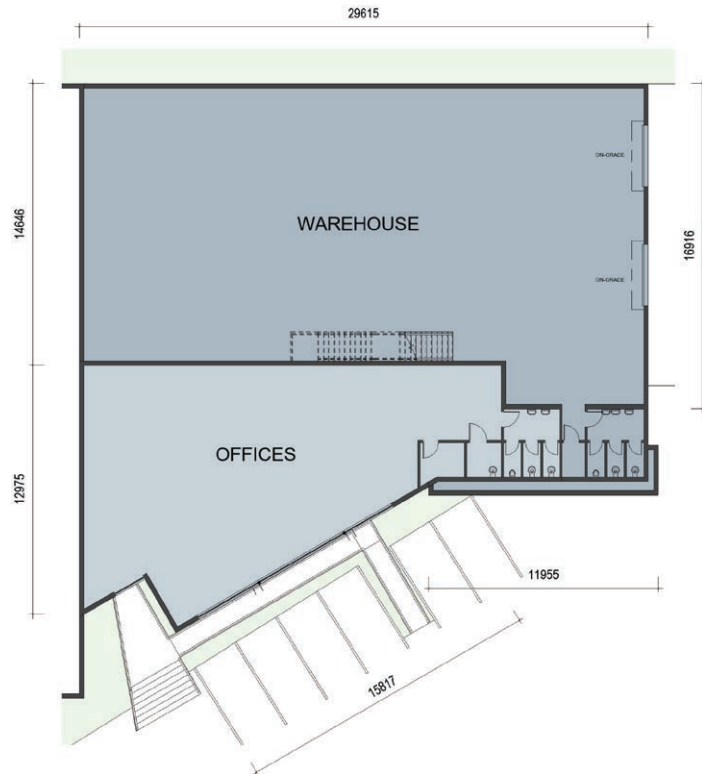
Warehouse	672m ²
Ground Floor Offices	146m ²
First Floor Storage	210m ²
Ablutions	26m ²
Total Area	1 054m ²

Roller Shutters	2
Dock levellers	1
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	4
Electricity Available	60kVA
Purchase Price	R 11,039,300

All prices exclude vat

UNIT 2

TYPE D



Unit Information

Warehouse	467m ²
Ground Floor Offices	213m ²
First Floor Storage	287m ²
Ablutions	26m ²
Total Area	993m ²

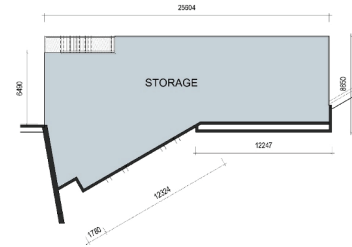
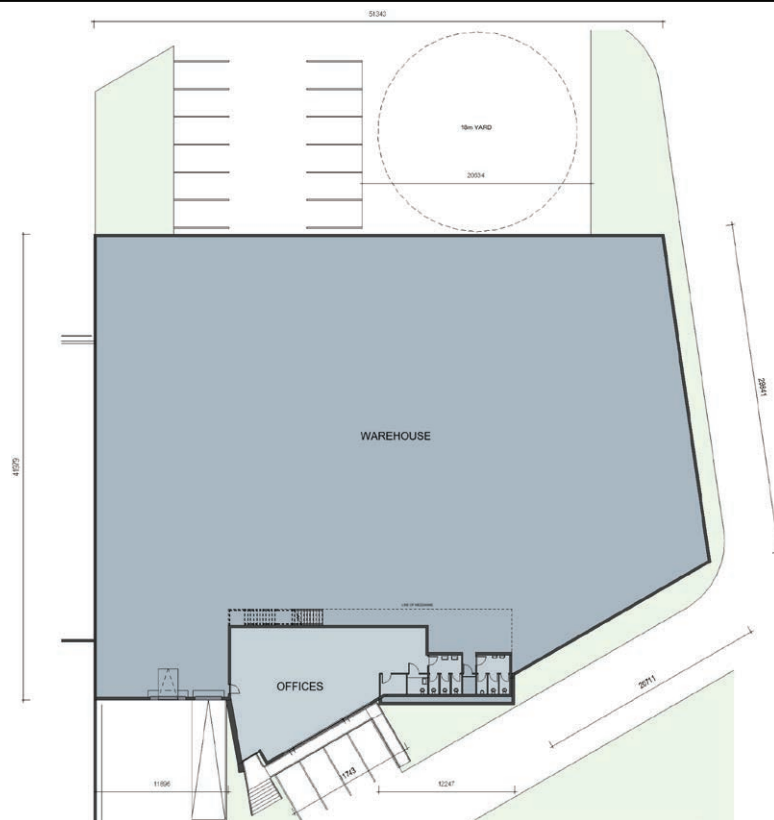
Roller Shutters	2
Dock levellers	0
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	6

Electricity Available	60kVA
Purchase Price	R 10,392,850

All prices exclude vat

UNIT 3

TYPE E



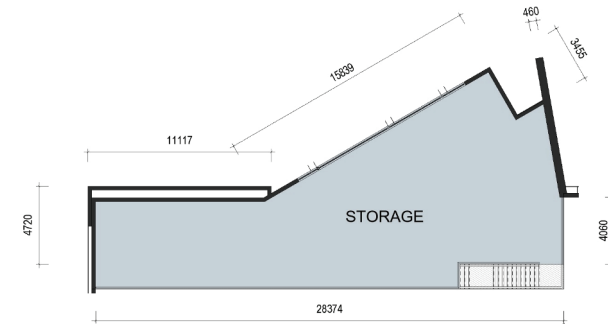
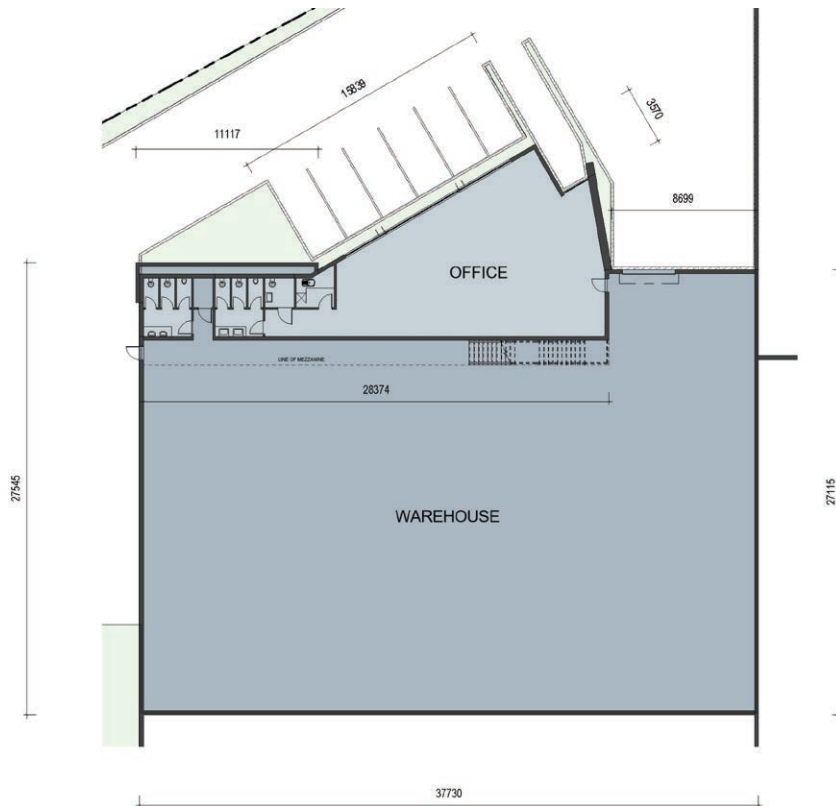
Unit Information

Warehouse	2 010m ²
Ground Floor Offices	154m ²
First Floor Storage	236m ²
Ablutions	26m ²
Total Area	2 426m ²

Roller Shutters	2
Dock levellers	1
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	16
Electricity Available	100kVA
Purchase Price	R 25,376,700
All prices exclude vat	

UNIT 4

TYPE A



Unit Information

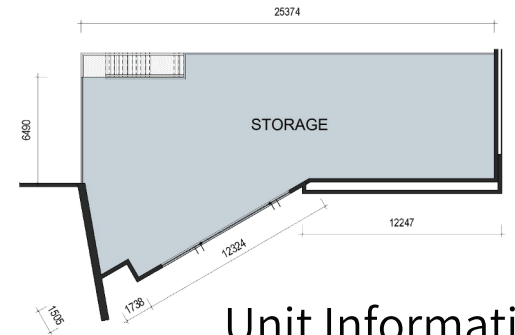
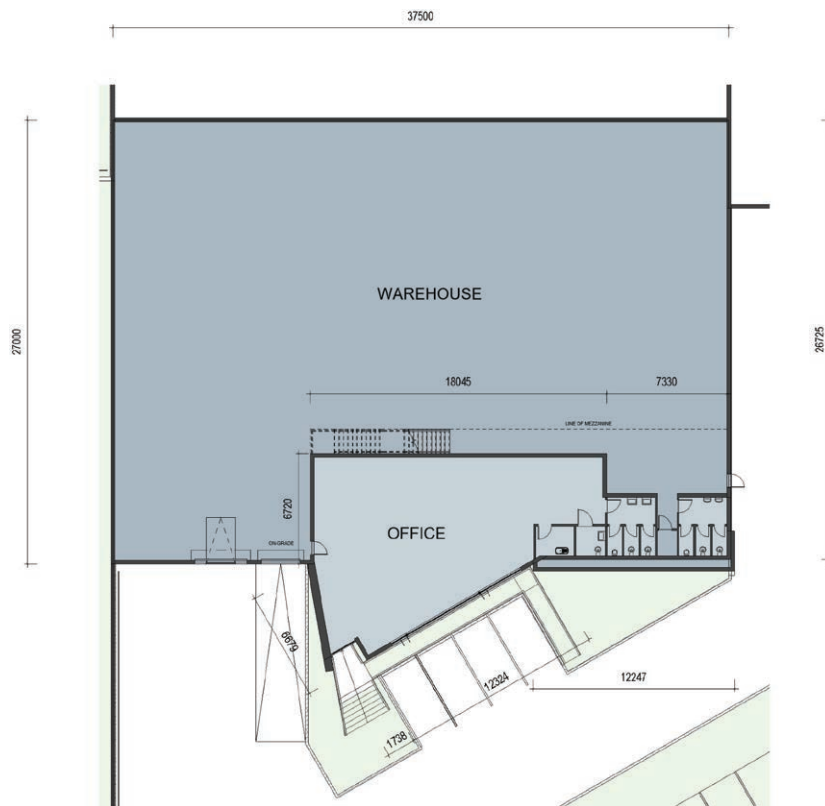
Warehouse	917m ²
Ground Floor Offices	154m ²
First Floor Storage	236m ²
Ablutions	26m ²
Total Area	1 333m ²

Roller Shutters	1
Dock levellers	0
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	9
Electricity Available	80kVA
Purchase Price	R 13,954,850

All prices exclude vat

UNIT 5

TYPE B



Unit Information

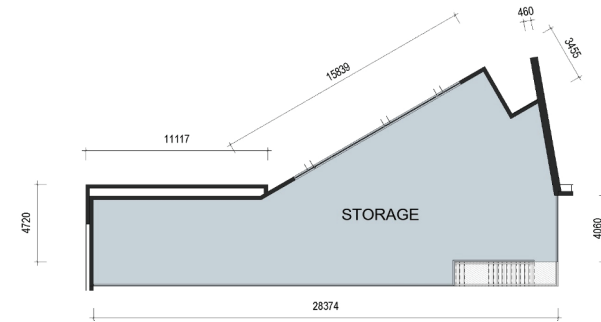
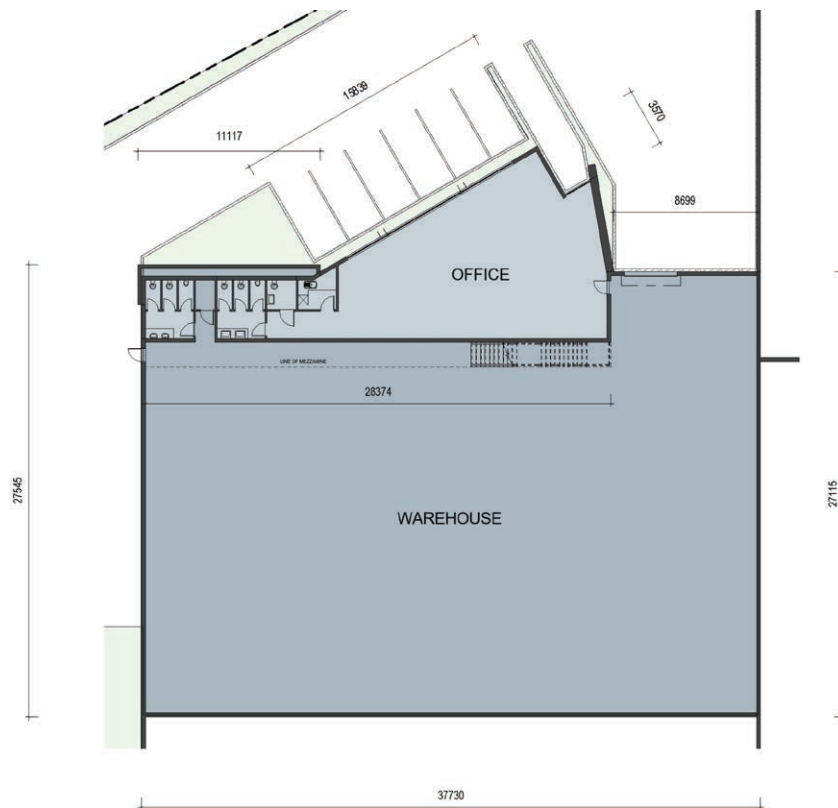
Warehouse	887m ²
Ground Floor Offices	158m ²
First Floor Storage	253m ²
Ablutions	26m ²
Total Area	1 324m ²

Roller Shutters	2
Dock levellers	1
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	4
Spill Over Parking	5
Underneath Powerline	
Electricity Available	60kVA
Purchase Price	R 14,191,800

All prices exclude vat

UNIT 6

TYPE A



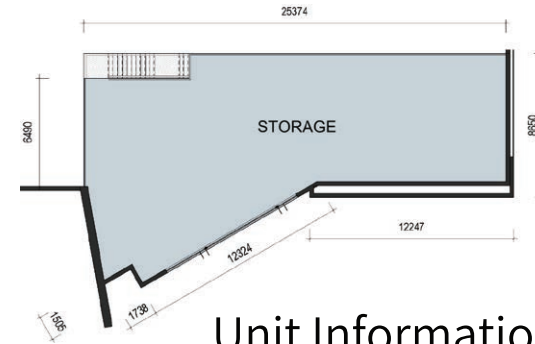
Unit Information

Warehouse	917m ²
Ground Floor Offices	154m ²
First Floor Storage	236m ²
Ablutions	26m ²
Total Area	1 333m ²

Roller Shutters	1
Dock levellers	0
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	9
Electricity Available	80kVA
Purchase Price	R 13,954,850

All prices exclude vat

TYPE B

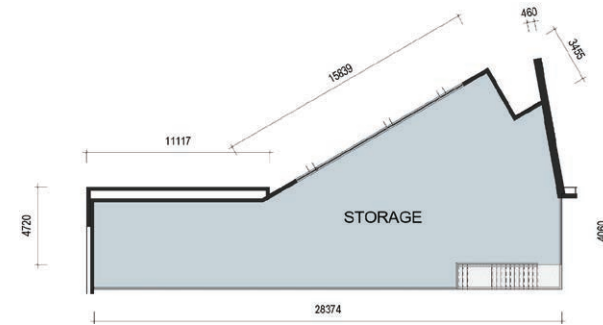
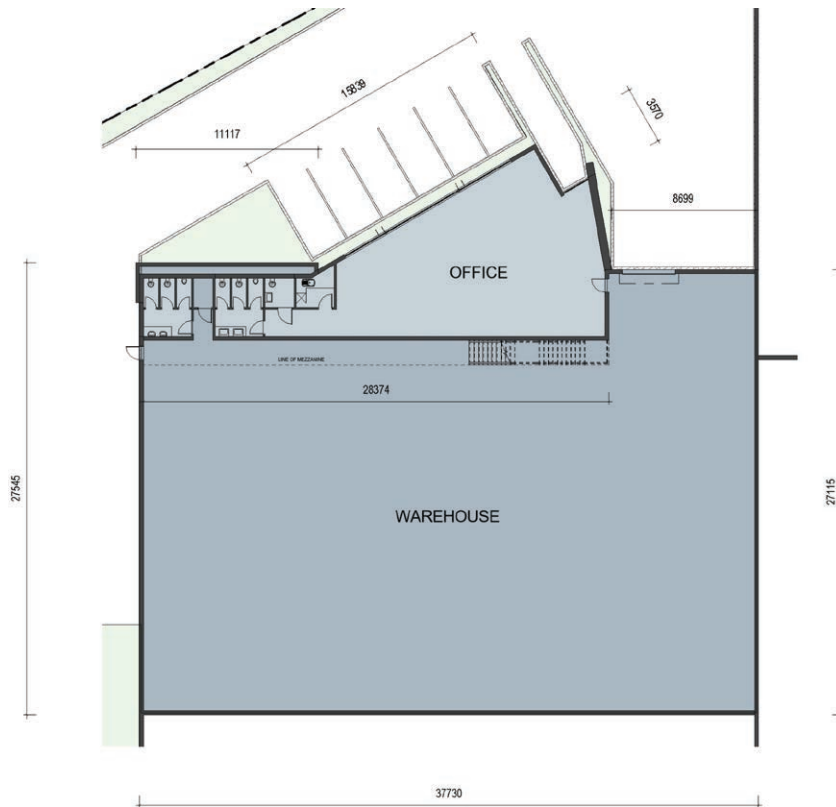


Warehouse	887m ²
Ground Floor Offices	158m ²
First Floor Storage	253m ²
Ablutions	26m ²
Total Area	1 324m ²

Roller Shutters	2
Dock levellers	1
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	4
Spill Over Parking	5
Underneath Powerline	
Electricity Available	80kVA
Purchase Price	R 14,191,800
	All prices exclude vat

UNIT 8

TYPE A



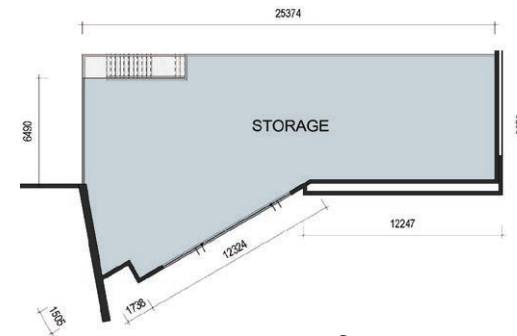
Unit Information

Warehouse	917m ²
Ground Floor Offices	154m ²
First Floor Storage	236m ²
Ablutions	26m ²
Total Area	1 333m ²

Roller Shutters	1
Dock levellers	0
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	9
Electricity Available	80kVA
Purchase Price	R 13,954,850

All prices exclude vat

TYPE B



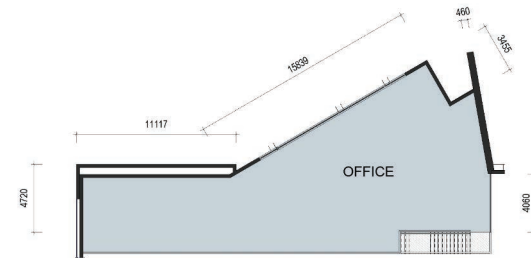
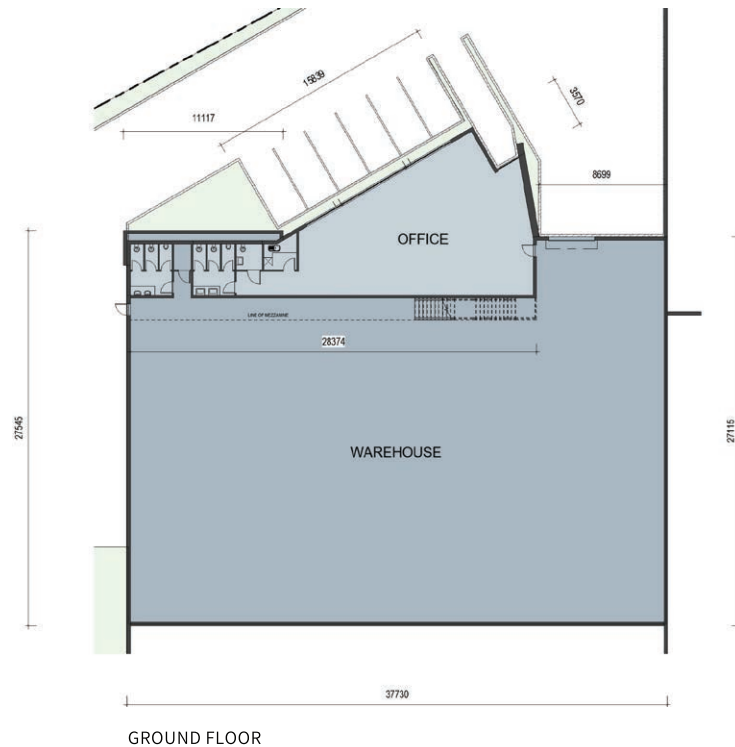
Warehouse	887m ²
Ground Floor Offices	158m ²
First Floor Storage	253m ²
Ablutions	26m ²
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Total Area	1 324m ²

Roller Shutters	2
Dock levellers	1
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	4
Spill Over Parking	5
Underneath Powerline	
Electricity Available	80kVA
Purchase Price	R 14,1

All prices exclude vat

UNIT 10

TYPE A



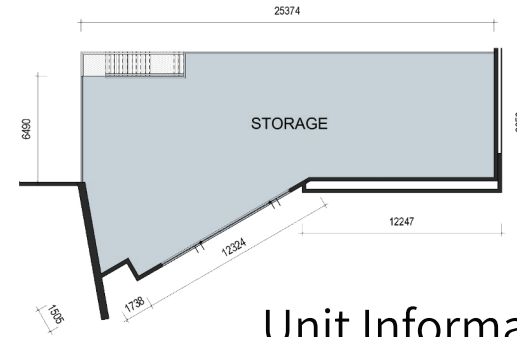
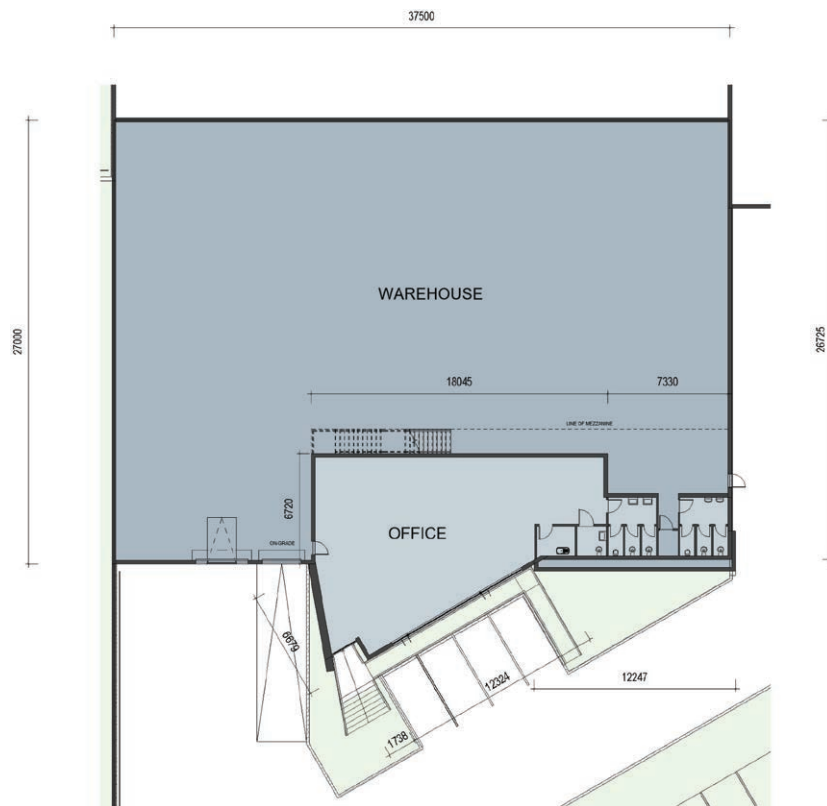
Unit Information

Warehouse	917m ²
Ground Floor Offices	154m ²
First Floor Storage	236m ²
Ablutions	26m ²
Total Area	1 333m ²

Roller Shutters	1
Dock levellers	0
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	9
Electricity Available	80kVA
Purchase Price	14,288,100

All prices exclude vat

TYPE B

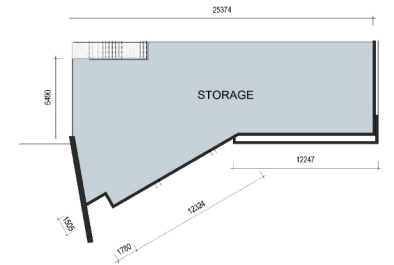
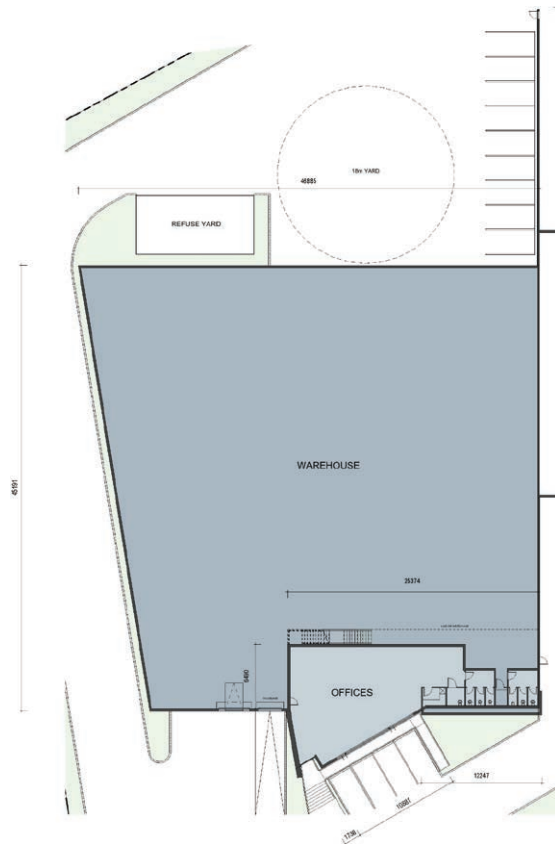


Warehouse	887m ²
Ground Floor Offices	158m ²
First Floor Storage	253m ²
Ablutions	26m ²
<hr/>	
Total Area	1 324m ²

Roller Shutters	2
Dock levellers	1
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	4
Spill Over Parking	5
Underneath Powerline	
Electricity Available	80kVA
Purchase Price	R 14,191,800
All prices exclude vat	

UNIT 12

TYPE F



Unit Information

Warehouse	1 825m ²
Ground Floor Offices	158m ²
First Floor Storage	253m ²
Ablutions	26m ²
Total Area	2 262m ²

Roller Shutters	2
Dock levellers	1
Spring height	6.5m
HVAC to GF office	Yes
Exclusive use parking	13
Electricity Available	100kVA
Purchase Price	R 24,228,400

All prices exclude vat

Contact us

For more information, please contact
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