

# To Let

## Samrand Industrial Quarter ERF 2.02

1 Rietspruit Road, Samrand Business Park, Centurion, Gauteng, 0157

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## Samrand Industrial Quarter

Samrand Industrial Quarter is a large-scale, future-focused industrial and logistics development located in the established Samrand industrial node between Johannesburg and Pretoria. Positioned along Rietspruit Road, just off Samrand Avenue, the development offers direct access to the N1 and R101 highways, approximately 3km away, ensuring seamless connectivity to Midrand, Centurion, Sandton and the greater Gauteng logistics network.Set on approximately 557,000m² of developable land with up to 278,500m² of potential bulk, Samrand Industrial Quarter provides exceptional flexibility for warehousing, distribution centres, logistics facilities, light industrial operations and multi-tenant industrial developments.Located within one of Gauteng's fastest-growing logistics corridors, the park is surrounded by established industrial estates, business parks and key commercial nodes, including Waterfall City, Midrand and Centurion. Major nearby amenities include Mall of Africa, Kyalami Corner, Grand Central Airport and Lanseria International Airport, supporting both operational efficiency and workforce accessibility.Designed for modern industrial users, Samrand Industrial Quarter offers fully serviced industrial stands within a secure, well-planned precinct. Key features include 24-hour guarded access control, fibre-ready connectivity, precinct roads designed for large vehicle access, landscaped environments, and integrated stormwater attenuation systems that maximise usable space.With its prime location, scalable development potential, and contemporary design approach, Samrand Industrial Quarter presents a rare opportunity for businesses seeking premium industrial space in Midrand, ideally suited for efficient logistics, distribution and long-term operational growth.

**Features**

Centrally positioned | Flexible layouts | Roller shutter doors | Dock levelers | 10-12m Height clearance | 3-Phase power | ASI sprinkler system | Fibre-ready | Yard space | Security

## Building information

| | |
|---|---|
| Gross Lettable Area | **278,500 m²** |
| Grade | **Warehousing** |
| Building sector | **Industrial** |







# The Space

**6160m² Development space available to let in Samrand Industrial Quarter, Samrand Business Park, Centurion.**

6160m² Development space available to let in Samrand Industrial Quarter, Samrand Business Park, Centurion.

## Unit information

| | |
|---|---|
| Monthly rental | **R 862 400,00** |
| Gross lettable area | **6,160 m²** |
| Listing sector | **Development** |
| Available | **Tenant Driven** |

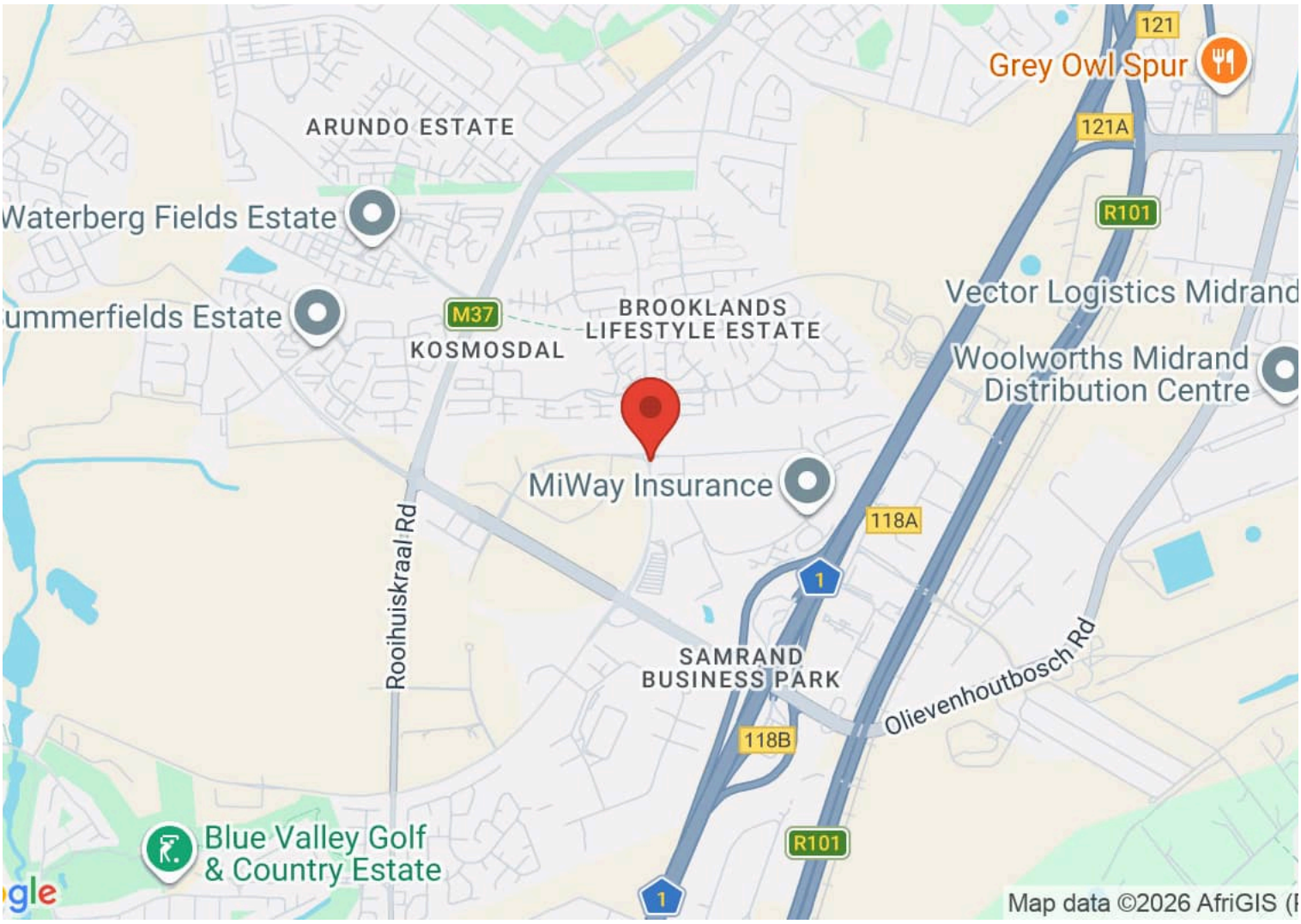
# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 140,00 / m²** |
| Net rental | Rate: **R 105,00 / m²** |
| Operations costs | Rate: **R 20,00 / m²** |
| Assessment rates | Rate: **R 15,00 / m²** |

## Levies & Fees

| | |
|---|---|
| Levies park CID | Rate: **R 3,00 / m²** |




# Get in touch



**Angela Haralambous**
aharalambous@broll.com | +27646810161