

Graceview Extension 4



Corner of Nooitgedacht Road &
Sybrand van Niekerk (R59)

Ownership Structure:

Tenants are responsible for property rates, insurance, and maintenance costs in addition to the base rental.
Disclaimer: Rates are subject to change and are dependent on the final scheme design and specifications.

Connectivity:

Positioned adjacent to the expanding Kliprivier Business Park node with excellent connectivity to:

- R59 North-South Corridor and the R550 East-West Corridor
- Vanderbijlpark, Katlehong, Meyerton and Meyersdal

Close to key nodes:

1. Kliprivier Business Park
2. Vaal Triangle
3. Established logistics and industrial users

Zoning & Town Planning

1. Zoning: Industrial 1 (Erven 250-253)
2. Coverage: 60% (as per scheme)
3. FAR: 0.6

Height allowances:

Erven 250-253 – two storeys

Building lines:

- 20m along the P156 for single storey building and 30m for double storeys;
- 16m from the road reserve boundary of the K154 and K89;
- 5m along all streets;
- 3m along all other boundaries;
- All building lines may be relaxed by the relevant authority upon submission of an application as determined by the relevant authority

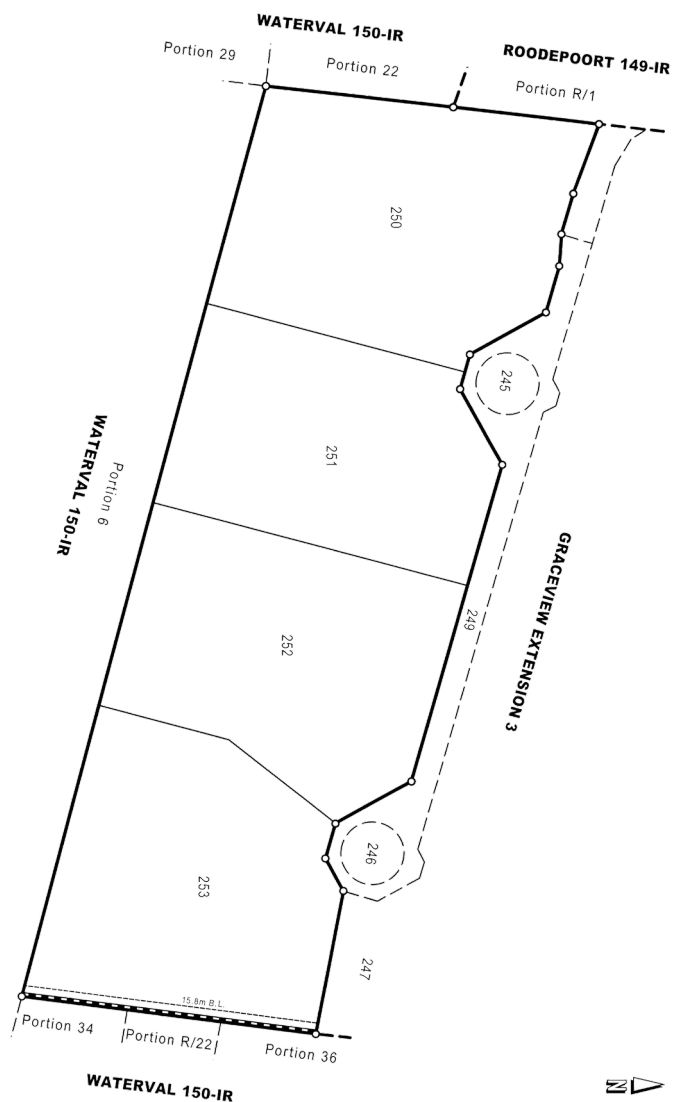
Turnkey Opportunities:

Total site area: **57.5729 hectares**

Net developable area: **34.5437 hectares**



[Click here to view the land parcel on Google Maps](#)



Planning Controls:

Erf Range: 250-253

- Erf 250 Graceview Extension 4 - 15.7050 ha
- Erf 251 Graceview Extension 4 - 12.7229 ha
- Erf 252 Graceview Extension 4 - 14.3545 ha
- Erf 253 Graceview Extension 4 - 14.7905 ha

Access & Exposure:

- Primary Access: Internal Road network
- Key Exposure: Direct frontage onto R59
- Access Restrictions: No access permitted along the R59

Final Disclaimer:

All information provided is subject to change and dependent on final approvals, scheme design, and specifications. Areas, dimensions, and development details are indicative and may vary.



Artist Impression

