



Waterval



25 Vereeniging Road

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

Zoning: Industrial 1

Coverage: 80% ground floor, 60% on floors above ground
FAR: 1.2

Height allowances:

Three storeys

Building lines:

- 6m Along street boundaries
- 2m Along all other boundaries

Access & Exposure:

- Primary Access: Vereeniging Road
- Secondary Access: Internal road network
- Key Exposure: Direct frontage onto R59
- Access Restrictions: No access permitted from the R59

Turnkey Opportunities:

Total site area: 23.1477 hectares

Net developable area: 27.772 hectares



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

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.