



waterkloof

B U S I N E S S P A R K



Discovery Your Perfect Business Hub at Waterkloof Business Park - Rustenburg

Location is the key deciding factor when it comes to finding the ideal place for your business, and Waterkloof Business Park offers just that.

Situated just off the R24 with easy access and traffic control already in place, this development provides convenience and accessibility for your operations. With a fully functional 4-way robot ensuring smooth traffic flow, commuting to and from your business hub will be a breeze.

Waterkloof Business Park is divided into 6 Phases, and Phase 1 is now entering the market, presenting an excellent opportunity to establish your business in this thriving development. Spanning across a total of 4.4 hectares, this phase in the development offers a range of options to suit your business needs.

Within Waterkloof Business park Phase 1 are divided into 3 stands, providing a variety of choices for businesses. Whether you prefer to purchase a stand and develop it according to your specific requirements or opt for a hassle-free plot and plan package, Waterkloof Business park offers flexibility to cater to your business vision.

We understand that financing plays a crucial role in establishing or expanding your business. That's why we have partnered with reputable business partners and financial institutions who can



provide financial solutions to support your venture. With flexible financing options, you can embark on your business journey with confidence.

In addition to its prime location, Waterkloof Business Park offers business park, warehouse, and wholesale zoning. This zoning allows for diverse commercial activities and provides an excellent opportunity to establish your presence in the heart of it all. With excellent visibility and exposure, your business will thrive in this dynamic hub, just moments away from the renowned Waterfall Mall.

Don't miss out on this exceptional opportunity to establish your business in Waterkloof Business Park. Contact us today to learn more about the available sections, stands, and financing options. Our dedicated team is ready to assist you in creating your perfect business hub in this highly sought-after development.



About the R24: the prime location of this development

Discover the R24: South Africa's Busiest Road Beyond the National Highways

Welcome to the remarkable R24, the bustling lifeline connecting the vibrant cities and awe-inspiring landscapes of South Africa. Situated at the forefront of the nation's transportation network, the R24 stands tall as one of the busiest roads in the country, surpassing even the renowned national highways in terms of sheer activity and significance. Embark on a journey along this bustling thoroughfare, where the promise of adventure, progress, and unforgettable experiences awaits.

Unleash the Spirit of Exploration:

Stretching across vast expanses, the R24 is a gateway to unrivalled exploration. As you traverse its well-maintained lanes, prepare to be captivated by the diverse tapestry of South Africa's natural wonders. Journey through the dramatic landscapes of the North West Province, where the iconic Magaliesberg Mountains majestically frame your path. Marvel at the breath taking vistas of the Pilanesberg National Park, home to an abundant array of wildlife, offering an unparalleled safari experience.



Unlock the Magic of Culture and History:

Delve into the rich tapestry of South Africa's vibrant heritage as you traverse the R24. This historic route leads you to the legendary town of Rustenburg, steeped in tales of bravery and resilience. Immerse yourself in the captivating stories of the Boer War at the nearby Kedar Heritage Lodge, where the echoes of the past intertwine with contemporary comfort. Journey onwards to the culturally diverse city of Johannesburg, a melting pot of traditions and innovation, and experience the vibrant energy that emanates from its bustling streets.

Experience Urban Splendor:

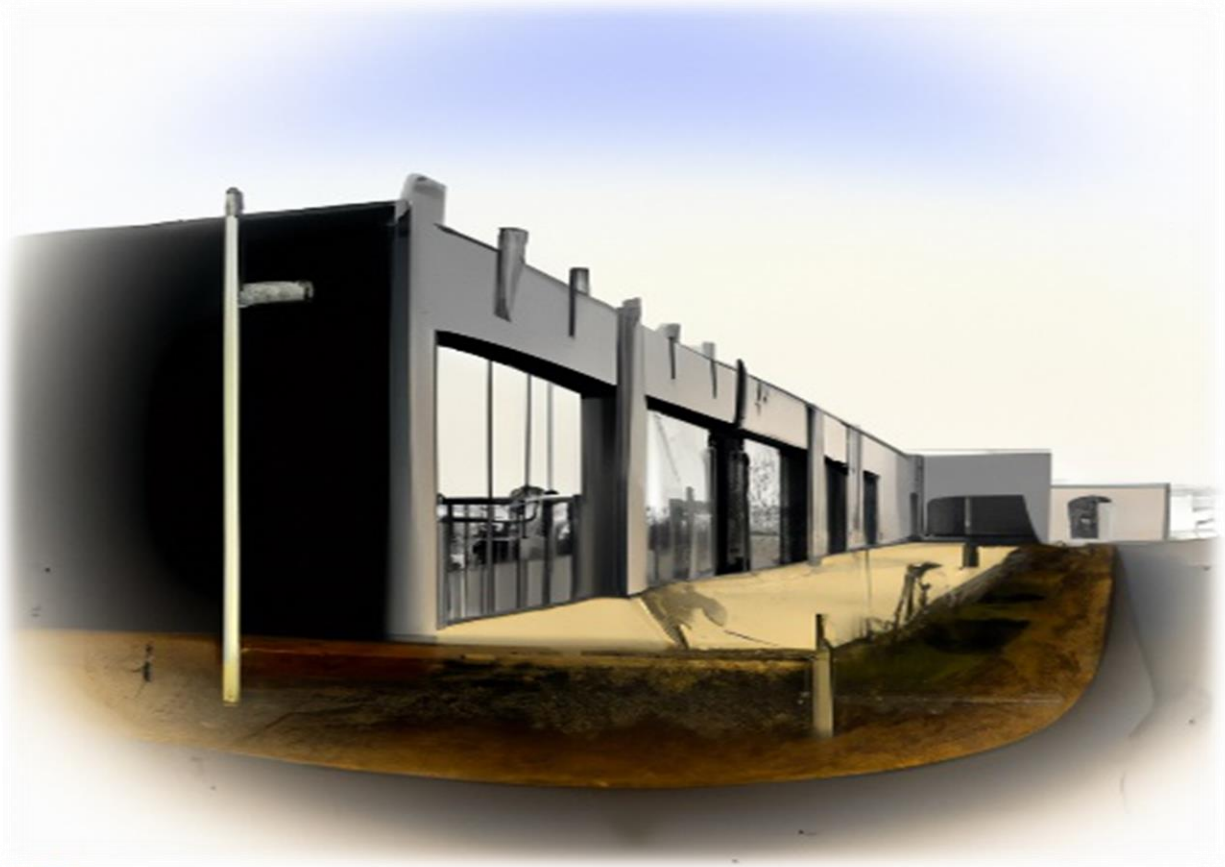
The R24 extends its embrace to the cosmopolitan metropolis of Johannesburg, offering a gateway to a world of urban sophistication. As you venture into the city's heart, discover an array of captivating attractions, from iconic landmarks like the soaring Ponte City Apartments to the vibrant cultural precinct of Newtown. Delight in the vibrant street art, indulge in a multitude of culinary delights, and explore the world-class shopping experiences that await you in the City of Gold.

Unparalleled Convenience:

Serving as a vital artery of South Africa's transportation network, the R24 offers unparalleled convenience for both local commuters and international travelers. Experience seamless connectivity as you journey from the bustling O.R. Tambo International Airport, effortlessly linking you to the vibrant heart of Johannesburg and beyond. Efficiently traverse the road's well-designed interchanges and experience its continuous evolution, where modern infrastructure ensures smooth and swift travel for all.

Your Journey Begins:

The R24 beckons you to embark on an extraordinary journey, where the spirit of adventure and the allure of South Africa's captivating landscapes merge seamlessly. Traverse this bustling road, and immerse yourself in a world where history, culture, and breath taking natural beauty intertwine. Whether you are a curious traveller, an intrepid explorer, or a business professional



seeking new horizons, the R24 promises an unforgettable experience that will forever leave an indelible mark on your soul.

Welcome to the R24, South Africa's ultimate road adventure.

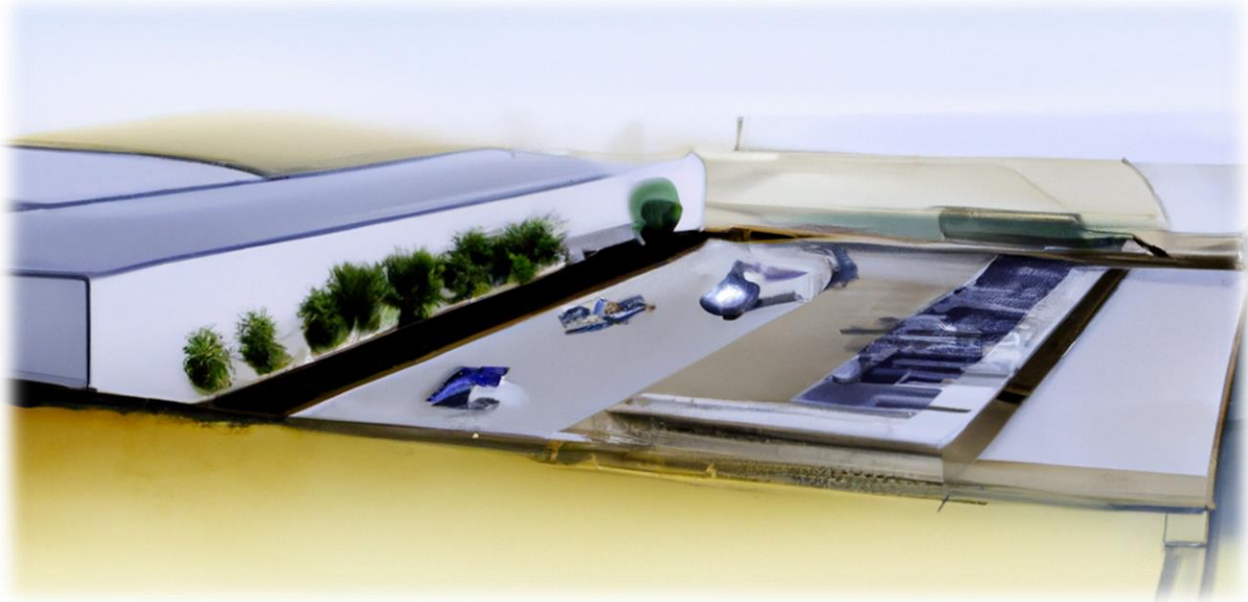
About Rustenburg

Discover the Business Potential: Rustenburg, the Gateway to Success

Are you seeking a new destination to expand your business horizons? Look no further than Rustenburg, a city that embodies limitless potential and offers a multitude of compelling reasons to make it your business's new home. Nestled in the heart of South Africa's North West Province, Rustenburg provides an ideal environment for growth, innovation, and unparalleled opportunities. Here are just a few of the reasons why moving your business to Rustenburg is a decision that can drive your success.

1. Strategic Location:

Positioned strategically within close proximity to major economic centres, Rustenburg enjoys exceptional connectivity and accessibility. With a prime location near Johannesburg and Pretoria, the economic powerhouses of South Africa, your business will benefit from seamless integration into regional and international markets. The city's proximity to O.R. Tambo International Airport further enhances its logistical advantages, making Rustenburg an ideal hub for trade and commerce.



2. Abundance of Natural Resources:

Rustenburg is renowned for its rich mineral deposits, particularly platinum, which has positioned the city as a significant player in the mining industry. If your business operates in mining, engineering, or related sectors, relocating to Rustenburg means gaining direct access to valuable resources and establishing strategic partnerships with industry leaders. The city's thriving mining ecosystem creates a conducive environment for growth and innovation in these sectors.

3. Supportive Business Environment:

Rustenburg's local government and business community are committed to fostering a supportive environment for businesses of all sizes. The city offers a range of incentives, grants, and resources to attract and nurture investment. From streamlined administrative processes to infrastructure development initiatives, Rustenburg demonstrates its dedication to facilitating the growth and

success of businesses. Additionally, the city boasts a skilled and diverse workforce, ready to contribute to your business's expansion plans.

4. Infrastructure and Amenities:

Rustenburg offers a robust infrastructure network, including modern roads, reliable utilities, and state-of-the-art telecommunications systems. The city continues to invest in expanding and upgrading its infrastructure, ensuring that businesses have the resources they need to thrive. Rustenburg also provides a range of amenities and services to support both business and employee well-being, including world-class healthcare facilities, educational institutions, and recreational opportunities.

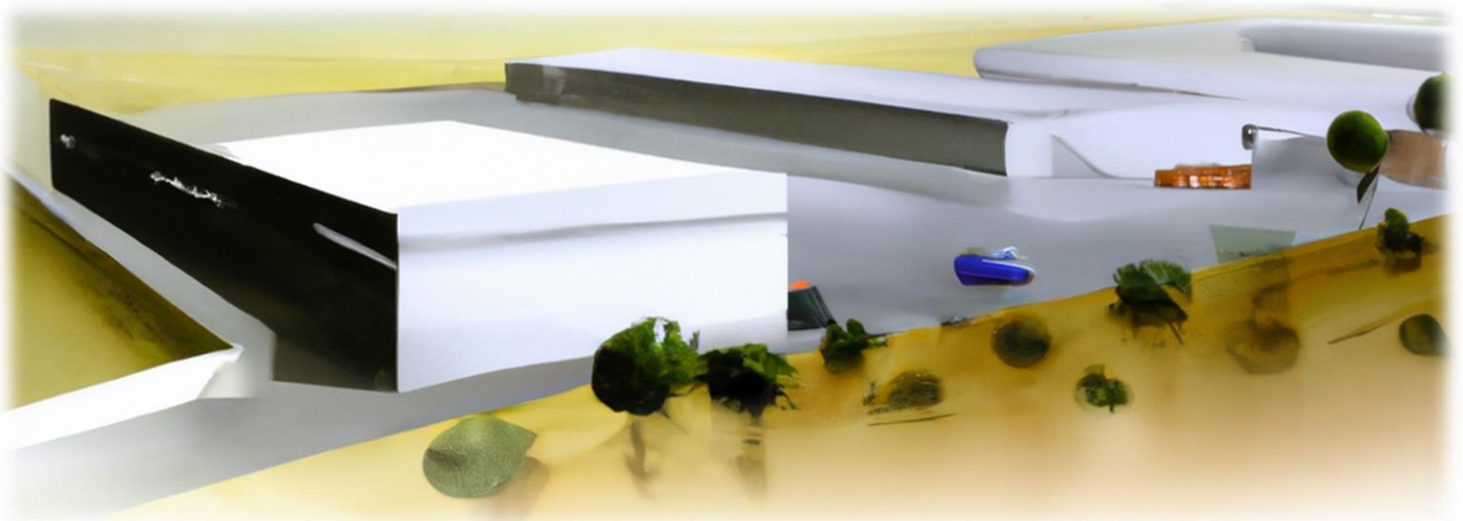
5. Growing Industries and Markets:

While mining remains a vital economic driver, Rustenburg is witnessing the growth of diverse industries beyond the traditional sectors. Manufacturing, tourism, agriculture, renewable energy, and construction are emerging as promising sectors, presenting untapped opportunities for businesses to diversify and expand their operations. Rustenburg's dynamic market provides a fertile ground for innovation, entrepreneurship, and collaboration.

6. Quality of Life:

Moving your business to Rustenburg not only offers professional advantages but also enriches the quality of life for you and your employees. The city boasts a vibrant cultural scene, natural beauty, and a welcoming community spirit. With its proximity to stunning national parks, game reserves, and outdoor recreational activities, Rustenburg offers a balanced lifestyle where work-life harmony is attainable.

Rustenburg beckons as a destination brimming with promise, where business opportunities align with a high quality of life. Embrace the advantages of strategic location, abundant resources, supportive business environment, robust infrastructure, growing industries, and an exceptional quality of life. By moving your business to Rustenburg, you unlock the gateway to success, growth, and a prosperous future.



Costings:

Section 1 - ERF 1			
Option	What	m ²	Cost
Option 1	Stand	15000m ²	R 9,75 million
Option 2	Stand + 1 building	5250m ² @ 12 500 m ²	R 65,625 million
		Total (Stand & 1 Building)	R75, 375 million
Option 3	2 Buildings stand excl. (Sectional Title)	2625m ² under roof	R32,812,500 million each

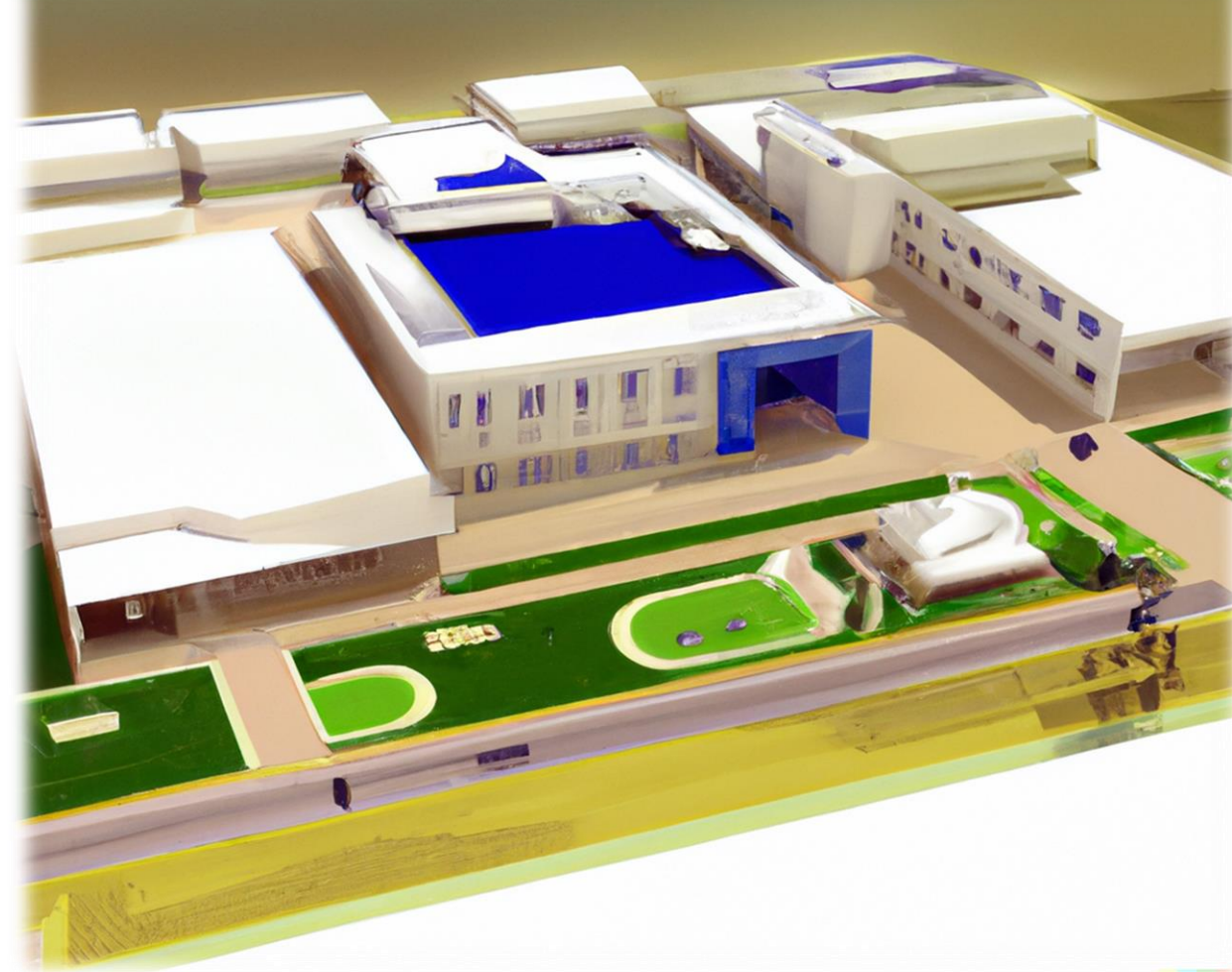
Section 2 - ERF 2			
Option	What	m ²	Cost
Option 1	Stand	12000m ²	R 7,8 million
Option 2	Stand + 1 Building	4200 m ²	R 52,5 million
		Total (Stand & 1 Building)	R60,3 million
Option 3	3 Buildings stand excl. (Sectional Title)	1400m ²	R 17,5 million each

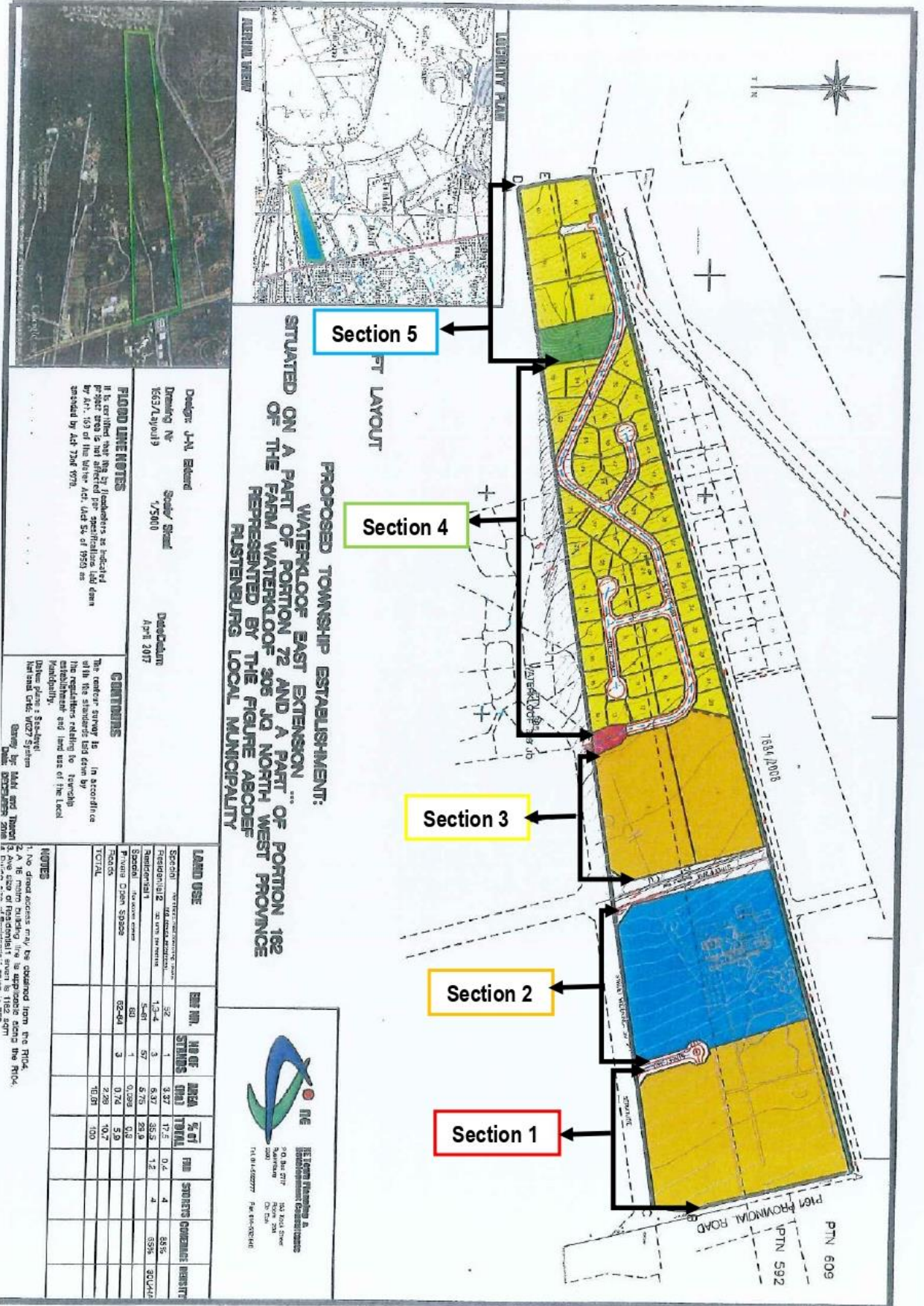
Section 3 - ERF 3			
Option	What	m ²	Cost
Option 1	Stand	9000m ²	R 5, 85 million
Option 2	Stand + 1 Building	3150m ²	R 39,375 million
		Total (Stand & 1 Building)	R 45,225 million
Option 3	2 Buildings stand excl. (Sectional Title)	1575m ²	R 19,687,500 million each

Prices calculated at the current building rates. Prices may vary.

Exclusively available by







PROPOSED TOWNSHIP ESTABLISHMENT:
WATERLOOP EAST EXTENSION ...
SITUATED ON A PART OF PORTION 72 AND A PART OF PORTION 182
OF THE FARM WATERLOOP 305 JO NORTH WEST PROVINCE
REPRESENTED BY THE FIGURE ABCDEF
RUSTENBURG LOCAL MUNICIPALITY

Design: J-M Edward
Drawing No: 1653/Layout 1
Scale: 1:2500
Date/Client: April 2017

FLOOD LINE NOTES
 It is certified that the floodlines as indicated on this plan are not affected by specifications laid down by Act 109 of the Water Act, Act 54 of 1959 as amended by Act 724 of 1974.

CONTENTS
 The vector survey is in accordance with the standards laid down by the regulations relating to township boundaries and land use of the Local Municipality.
 Drawn by: M.M. van Tongeren
 Checked by: M.M. van Tongeren
 Date: 02/05/2017

LAND USE	SECTION	NO OF STRIPS	AREA (HA)	% OF TOTAL	NO OF PROPERTIES	COMMENTS
Waterloop	52	1	3,37	17,5	0,4	4
Residential	12-4	3	6,37	33,5	1,2	45%
Residential	5-81	57	5,75	29,9		30/440
Residential	83	1	0,299	0,2		
Private Open Space	02-04	3	0,74	3,9		
TOTAL			2,28	10,7		
			10,07	100		

NOTES
 1. No flood access may be obtained from the R104.
 2. A 16 mm minimum building line is appropriate along the R104.
 3. Area size of Residential shown is 1162,59m².





