



**FOR SALE**  
Warehouse / Commercial Units

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

**85m<sup>2</sup> - 186m<sup>2</sup>**  
from  
**R1,020mil**  
ex VAT

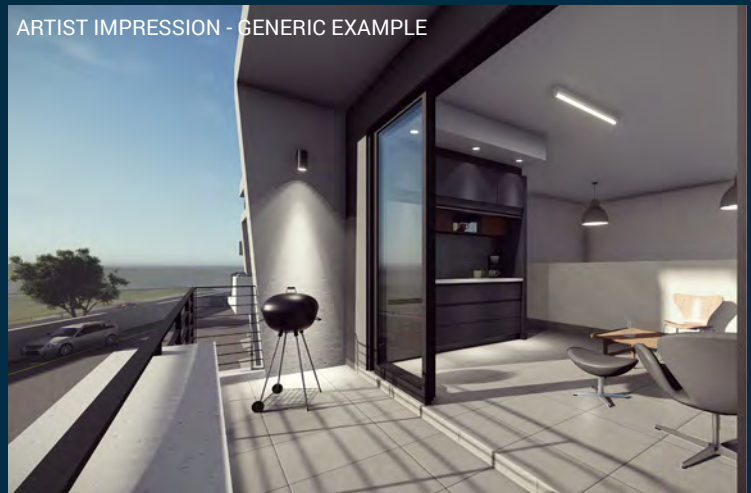
ARTIST IMPRESSION - GENERIC EXAMPLE



ARTIST IMPRESSION - GENERIC EXAMPLE



ARTIST IMPRESSION - GENERIC EXAMPLE



**API**  
property group  
**011 234 1144**

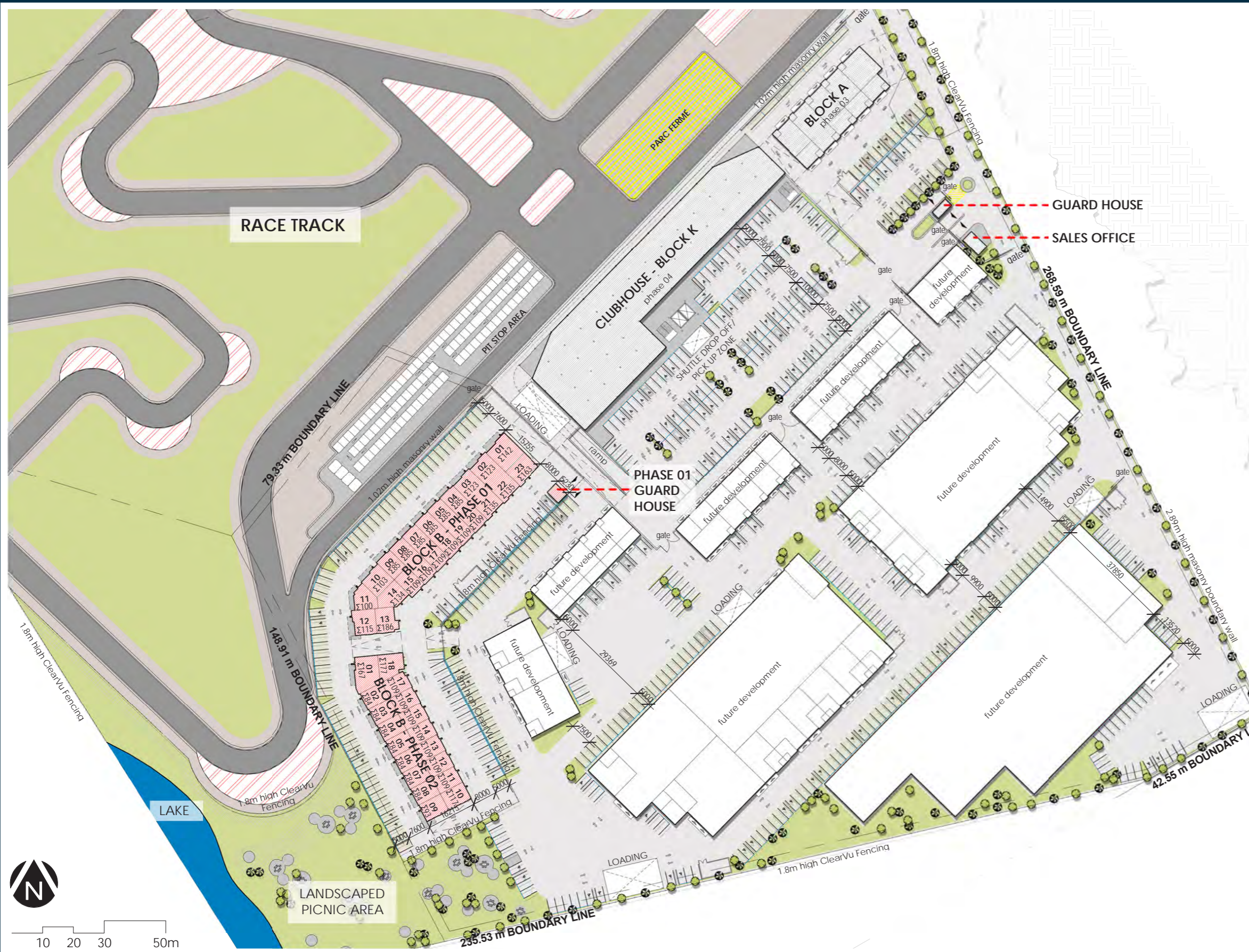
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Golden Drive | Snake Road | Morehill | Benoni

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Warehouse / Commercial Units



2 Parking bays per unit

Contemporary design with ample floor to ceiling height

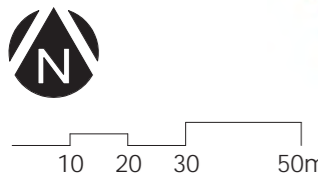
Gatehouse with 24/7 on-site security, and access control



Located in a new, vibrant Business & Recreational Sports Park

An easy distance from O.R Thambo International Airport

Units provide plenty of space with sizes ranging from 85m<sup>2</sup> -186m<sup>2</sup>





Modern Kitchenette on upstairs Mezzanine,  
with fantastic views of the Race Track



ARTIST IMPRESSION - GENERIC EXAMPLE



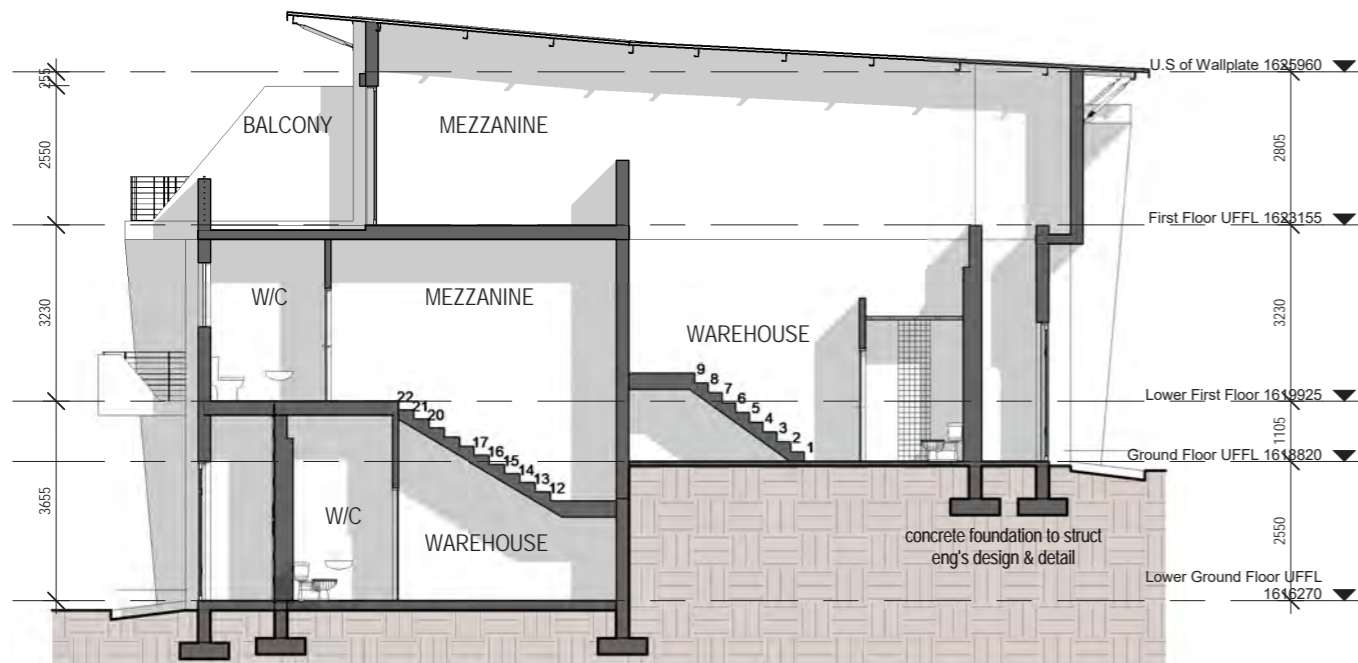
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property group  
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ARTIST IMPRESSION - GENERIC EXAMPLE

**FOR SALE**  
Warehouse / Commercial Units



ARTIST IMPRESSION OF CLUBHOUSE - GENERIC EXAMPLE



**BLOCK B - PHASE 01 GENERIC SECTION**  
not to scale

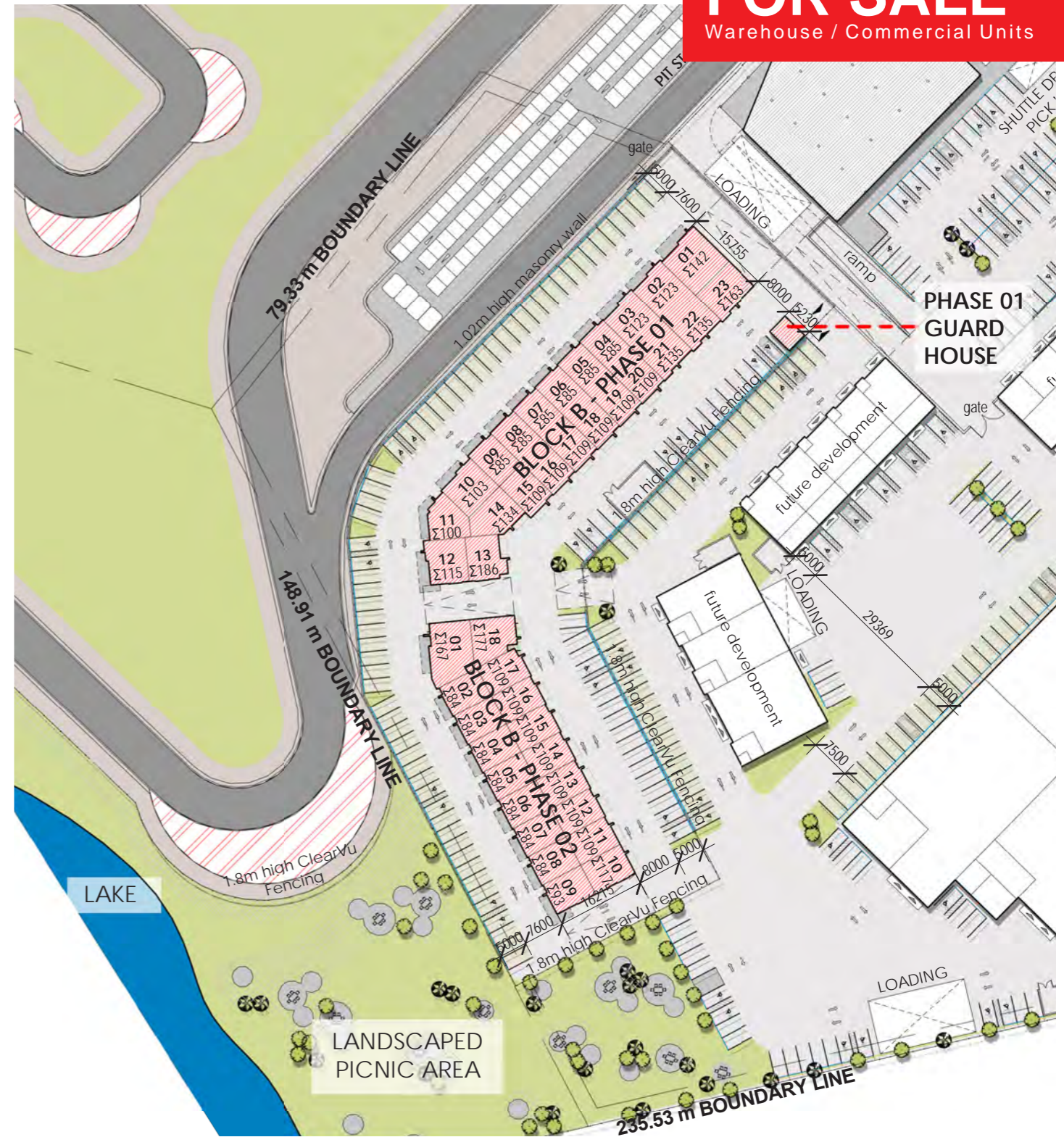


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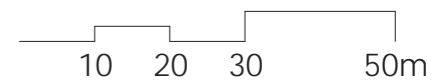


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**FOR SALE**  
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**SITE PLAN - TYPICAL PLAN**  
not to scale



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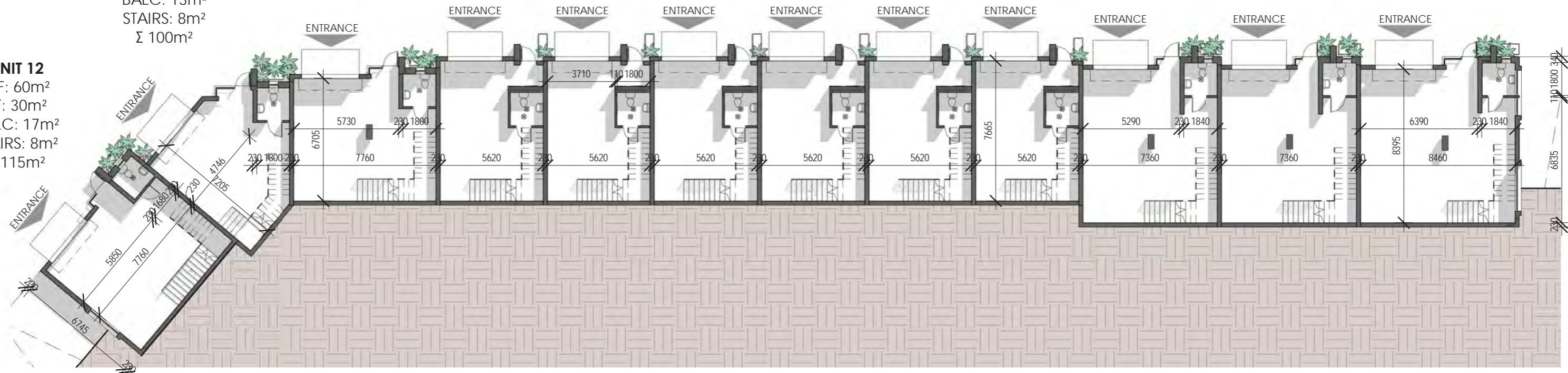


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Warehouse / Commercial Units

UNIT 11	UNIT 10	UNIT 09	UNIT 08	UNIT 07	UNIT 06	UNIT 05	UNIT 04	UNIT 03	UNIT 02	UNIT 01
GF: 49m <sup>2</sup>	GF: 58m <sup>2</sup>	GF: 47m <sup>2</sup>	GF: 47m <sup>2</sup>	GF: 47m <sup>2</sup>	GF: 47m <sup>2</sup>	GF: 47m <sup>2</sup>	GF: 47m <sup>2</sup>	GF: 69m <sup>2</sup>	GF: 69m <sup>2</sup>	GF: 80m <sup>2</sup>
FF: 30m <sup>2</sup>	FF: 27m <sup>2</sup>	FF: 23m <sup>2</sup>	FF: 23m <sup>2</sup>	FF: 23m <sup>2</sup>	FF: 23m <sup>2</sup>	FF: 23m <sup>2</sup>	FF: 23m <sup>2</sup>	FF: 36m <sup>2</sup>	FF: 36m <sup>2</sup>	FF: 40m <sup>2</sup>
BALC: 13m <sup>2</sup>	BALC: 9m <sup>2</sup>	BALC: 7m <sup>2</sup>	BALC: 7m <sup>2</sup>	BALC: 7m <sup>2</sup>	BALC: 7m <sup>2</sup>	BALC: 7m <sup>2</sup>	BALC: 7m <sup>2</sup>	BALC: 10m <sup>2</sup>	BALC: 10m <sup>2</sup>	BALC: 14m <sup>2</sup>
STAIRS: 8m <sup>2</sup>	STAIRS: 9m <sup>2</sup>	STAIRS: 8m <sup>2</sup>	STAIRS: 8m <sup>2</sup>	STAIRS: 8m <sup>2</sup>	STAIRS: 8m <sup>2</sup>	STAIRS: 8m <sup>2</sup>	STAIRS: 8m <sup>2</sup>	STAIRS: 8m <sup>2</sup>	STAIRS: 8m <sup>2</sup>	STAIRS: 8m <sup>2</sup>
<b>Σ 100m<sup>2</sup></b>	<b>Σ 103m<sup>2</sup></b>	<b>Σ 85m<sup>2</sup></b>	<b>Σ 85m<sup>2</sup></b>	<b>Σ 85m<sup>2</sup></b>	<b>Σ 85m<sup>2</sup></b>	<b>Σ 85m<sup>2</sup></b>	<b>Σ 85m<sup>2</sup></b>	<b>Σ 123m<sup>2</sup></b>	<b>Σ 123m<sup>2</sup></b>	<b>Σ 142m<sup>2</sup></b>

**UNIT 12**  
GF: 60m<sup>2</sup>  
FF: 30m<sup>2</sup>  
BALC: 17m<sup>2</sup>  
STAIRS: 8m<sup>2</sup>  
**Σ 115m<sup>2</sup>**



**BLOCK B - PHASE 01 LOWER GROUND STOREY - TYPICAL PLAN**  
not to scale



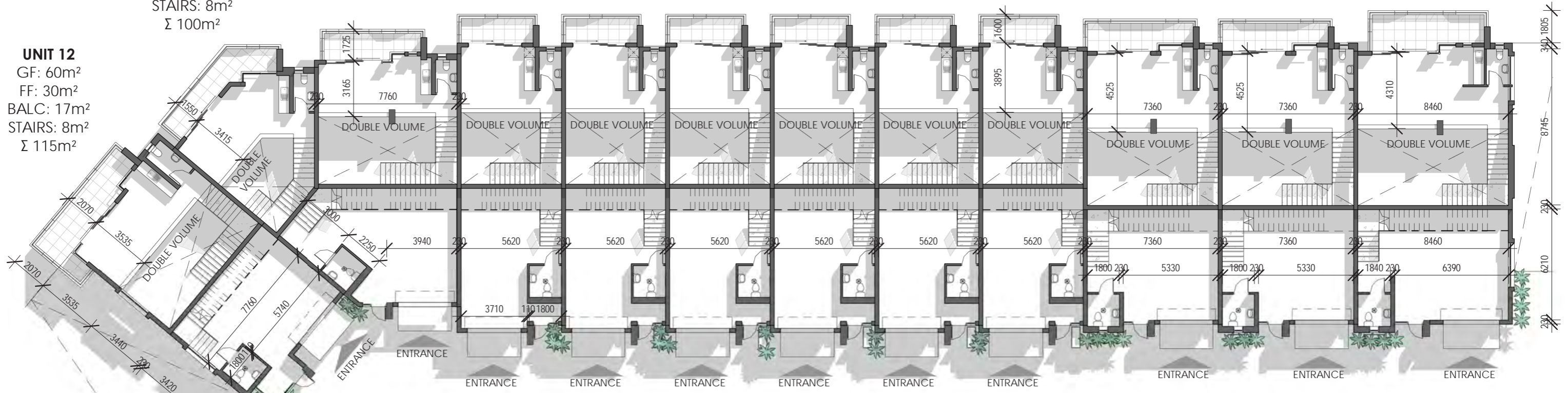
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<b>UNIT 11</b> GF: 49m <sup>2</sup> FF: 30m <sup>2</sup> BALC: 13m <sup>2</sup> STAIRS: 8m <sup>2</sup> Σ 100m <sup>2</sup>	<b>UNIT 10</b> GF: 58m <sup>2</sup> FF: 27m <sup>2</sup> BALC: 9m <sup>2</sup> STAIRS: 9m <sup>2</sup> Σ 103m <sup>2</sup>	<b>UNIT 09</b> GF: 47m <sup>2</sup> FF: 23m <sup>2</sup> BALC: 7m <sup>2</sup> STAIRS: 8m <sup>2</sup> Σ 85m <sup>2</sup>	<b>UNIT 08</b> GF: 47m <sup>2</sup> FF: 23m <sup>2</sup> BALC: 7m <sup>2</sup> STAIRS: 8m <sup>2</sup> Σ 85m <sup>2</sup>	<b>UNIT 07</b> GF: 47m <sup>2</sup> FF: 23m <sup>2</sup> BALC: 7m <sup>2</sup> STAIRS: 8m <sup>2</sup> Σ 85m <sup>2</sup>	<b>UNIT 06</b> GF: 47m <sup>2</sup> FF: 23m <sup>2</sup> BALC: 7m <sup>2</sup> STAIRS: 8m <sup>2</sup> Σ 85m <sup>2</sup>	<b>UNIT 05</b> GF: 47m <sup>2</sup> FF: 23m <sup>2</sup> BALC: 7m <sup>2</sup> STAIRS: 8m <sup>2</sup> Σ 85m <sup>2</sup>	<b>UNIT 04</b> GF: 47m <sup>2</sup> FF: 23m <sup>2</sup> BALC: 7m <sup>2</sup> STAIRS: 8m <sup>2</sup> Σ 85m <sup>2</sup>	<b>UNIT 03</b> GF: 69m <sup>2</sup> FF: 36m <sup>2</sup> BALC: 10m <sup>2</sup> STAIRS: 8m <sup>2</sup> Σ 123m <sup>2</sup>	<b>UNIT 02</b> GF: 69m <sup>2</sup> FF: 36m <sup>2</sup> BALC: 10m <sup>2</sup> STAIRS: 8m <sup>2</sup> Σ 123m <sup>2</sup>	<b>UNIT 01</b> GF: 80m <sup>2</sup> FF: 40m <sup>2</sup> BALC: 14m <sup>2</sup> STAIRS: 8m <sup>2</sup> Σ 142m <sup>2</sup>
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<b>UNIT 13</b> GF: 52m <sup>2</sup> FF: 59m <sup>2</sup> BALC: 64m <sup>2</sup> STAIRS: 11m <sup>2</sup> Σ 186m <sup>2</sup>	<b>UNIT 14</b> GF: 57m <sup>2</sup> FF: 39m <sup>2</sup> BALC: 27m <sup>2</sup> STAIRS: 11m <sup>2</sup> Σ 134m <sup>2</sup>	<b>UNIT 15</b> GF: 48m <sup>2</sup> FF: 29m <sup>2</sup> BALC: 23m <sup>2</sup> STAIRS: 9m <sup>2</sup> Σ 109m <sup>2</sup>	<b>UNIT 16</b> GF: 48m <sup>2</sup> FF: 29m <sup>2</sup> BALC: 23m <sup>2</sup> STAIRS: 9m <sup>2</sup> Σ 109m <sup>2</sup>	<b>UNIT 17</b> GF: 48m <sup>2</sup> FF: 29m <sup>2</sup> BALC: 23m <sup>2</sup> STAIRS: 9m <sup>2</sup> Σ 109m <sup>2</sup>	<b>UNIT 18</b> GF: 48m <sup>2</sup> FF: 29m <sup>2</sup> BALC: 23m <sup>2</sup> STAIRS: 9m <sup>2</sup> Σ 109m <sup>2</sup>	<b>UNIT 19</b> GF: 48m <sup>2</sup> FF: 29m <sup>2</sup> BALC: 23m <sup>2</sup> STAIRS: 9m <sup>2</sup> Σ 109m <sup>2</sup>	<b>UNIT 20</b> GF: 48m <sup>2</sup> FF: 29m <sup>2</sup> BALC: 23m <sup>2</sup> STAIRS: 9m <sup>2</sup> Σ 109m <sup>2</sup>	<b>UNIT 21</b> GF: 51m <sup>2</sup> FF: 37m <sup>2</sup> BALC: 36m <sup>2</sup> STAIRS: 11m <sup>2</sup> Σ 135m <sup>2</sup>	<b>UNIT 22</b> GF: 51m <sup>2</sup> FF: 37m <sup>2</sup> BALC: 36m <sup>2</sup> STAIRS: 11m <sup>2</sup> Σ 135m <sup>2</sup>	<b>UNIT 23</b> GF: 59m <sup>2</sup> FF: 43m <sup>2</sup> BALC: 49m <sup>2</sup> STAIRS: 12m <sup>2</sup> Σ 163m <sup>2</sup>
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**BLOCK B - PHASE 01 GROUND STOREY - TYPICAL PLAN**  
not to scale

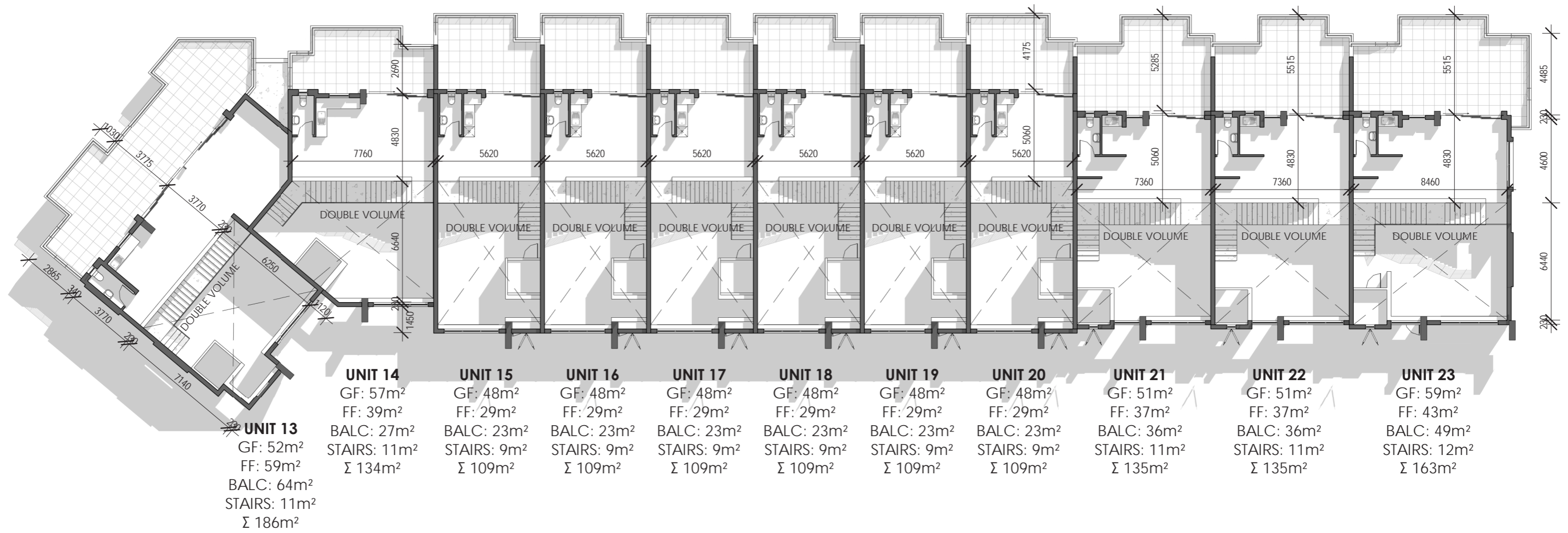


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**BLOCK B - PHASE 01 FIRST STOREY - TYPICAL PLAN**  
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# FOR SALE

Warehouse / Commercial Units

GENERAL FINISHING SCHEDULE	
<b>ROADWAYS</b>	
•	Grey 80mm interlocking pavers (G-blocks) or equivalent paving
•	Precast concrete kerbing to entrances
•	Permeable Grass Blocks to Architects Specification & Client Approval where indicated
<b>PARKING</b>	
•	Open Parking bays
<b>FLOORS</b>	
•	Mezzanine: Ceramic Tiles: 600x600mm, colour to architect's specification and client's approval
•	Ablutions and Kitchen: Ceramic Tiles: 600x600mm, colour to architect's specification and client's approval
•	Undercover Entrance: Ceramic Tiles: 600x600mm, colour to architect's specification and client's approval
•	Balconies: Ceramic Tiles: 600x600mm, colour to architect's specification and client's approval
•	Warehouse: Power float
<b>SKIRTING</b>	
•	Offices & Mezzanine: Ceramic tile skirting with stainless steel beading to edges.
•	Ablutions & Kitchen: Ceramic tile skirting with stainless steel beading to edges.
•	Warehouse: None
<b>WALLS</b>	
•	External Walls: Plaster & Paint
•	Internal Office Walls: Plaster & Paint to slab edge
•	Ablution Walls: Ceramic Tiles: 600x600mm, colour to architect's specification and client's approval. Mosaic Feature Walls: 305x305mm La Lucia Pebble Mosaic or similar approved. Feature walls where indicated on drawings
•	Internal Warehouse: Bagwash & Paint
•	Internal Kitchen Walls: Ceramic tile splash back
<b>CEILINGS</b>	
•	Lower Ground Floor: Slab, Rhinolite & paint
•	Lower First Floor: Slab, Rhinolite & paint
•	Ground Floor: Gypsum ceiling board by specialist
•	First Floor: None
<b>DOORS</b>	
•	Internal Doors: Horizontal Slatted Supawood doors. As supplied by "Van Acht" or similar: Painted white as per schedules. Fire doors (to match) where indicated.
•	External Doors: Aluminium frame with glazing as per schedule
•	Roller Shutters: Chain operated Roller Shutter Doors to each unit to Architect's Specification and client approval. Finish: Powder Coated Charcoal
<b>WINDOWS</b>	
•	Frame: Aluminium Powdercoated Charcoal
<b>STAIR</b>	
•	Reinforced concrete staircase to Engineer's Design & Detail. Mild Steel Balustrades painted Charcoal grey
<b>BALUSTRADES</b>	
•	Brick Parapet & Mild Steel Balustrades or equivalent. Mild Steel Balustrades painted Charcoal Grey
<b>ROOF</b>	
•	Safintra "Newlok" or similar: With flashing where applicable, gutters & downpipes. Finish: AZ150 Colourplus Slate Matt
<b>OTHER</b>	
•	Lower/Ground Floor "FORESCOLOR" MDF cladding as per detail drawings. Supplied by Absolute Acrylic or similar & approved
•	Kitchen Vanities: Purpose-made Cabinetry by specialist. Sink and Countertops to be concealed behind integrated "Fold-away" Doors by specialist
•	Boundary Walls ClearVu Invisible Wall Fencing & Brick Masonry Walls where indicated.



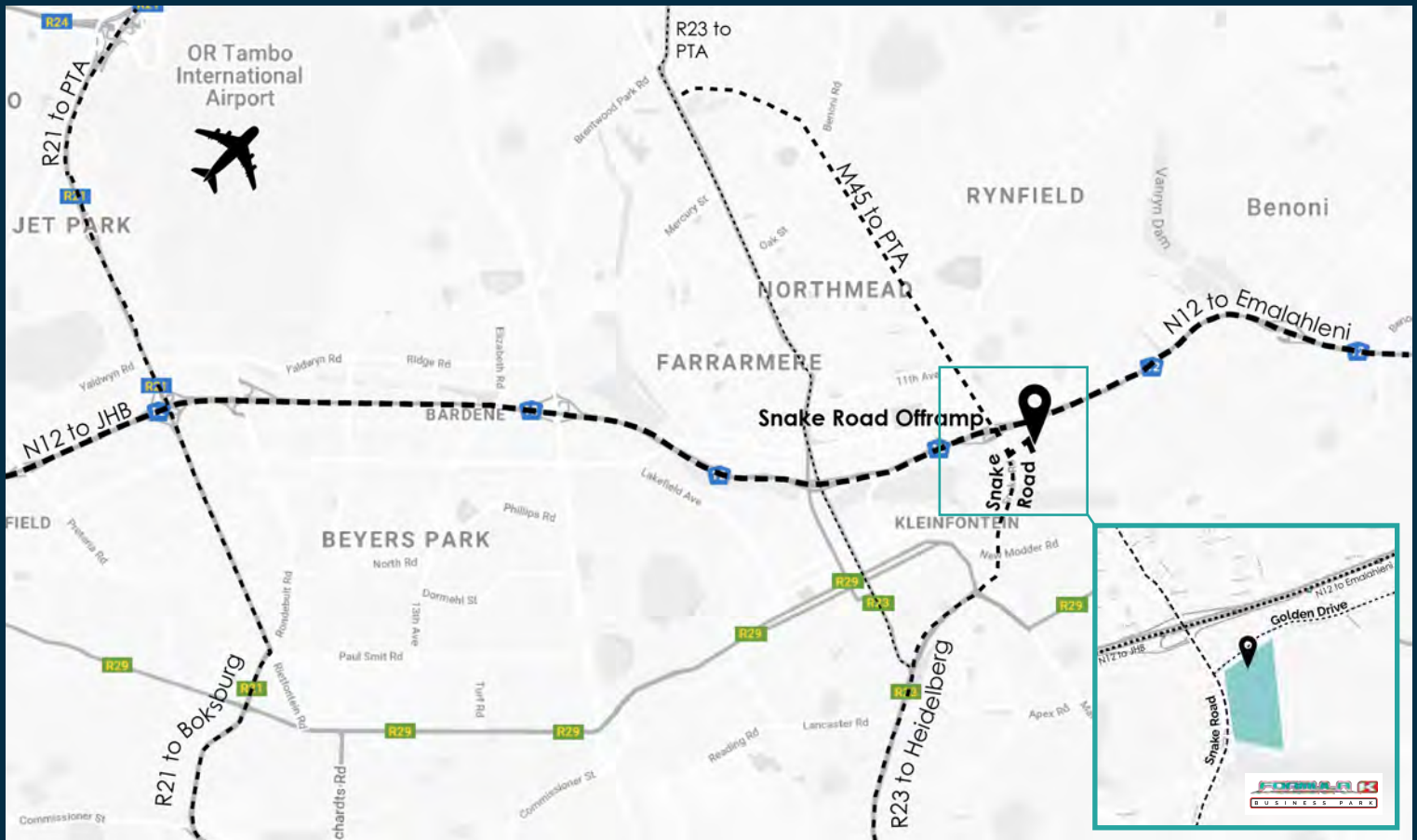
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ARTIST IMPRESSION - GENERIC EXAMPLE



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**FORMULA 1**   
**B U S I N E S S P A R K**

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Warehouse / Commercial Units



## LEGEND



Warrior Obstacle Training Course



4X4 Obstacle Course



BMX Course



K53 Training Course



Skidpan



FORMULA K Go Karting Race Circuit



Micro / Industrial Units



Clubhouse with Conference Facilities, Pit Lanes, Restaurants and Retail

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**FORMULA K**  
BUSINESS PARK

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