




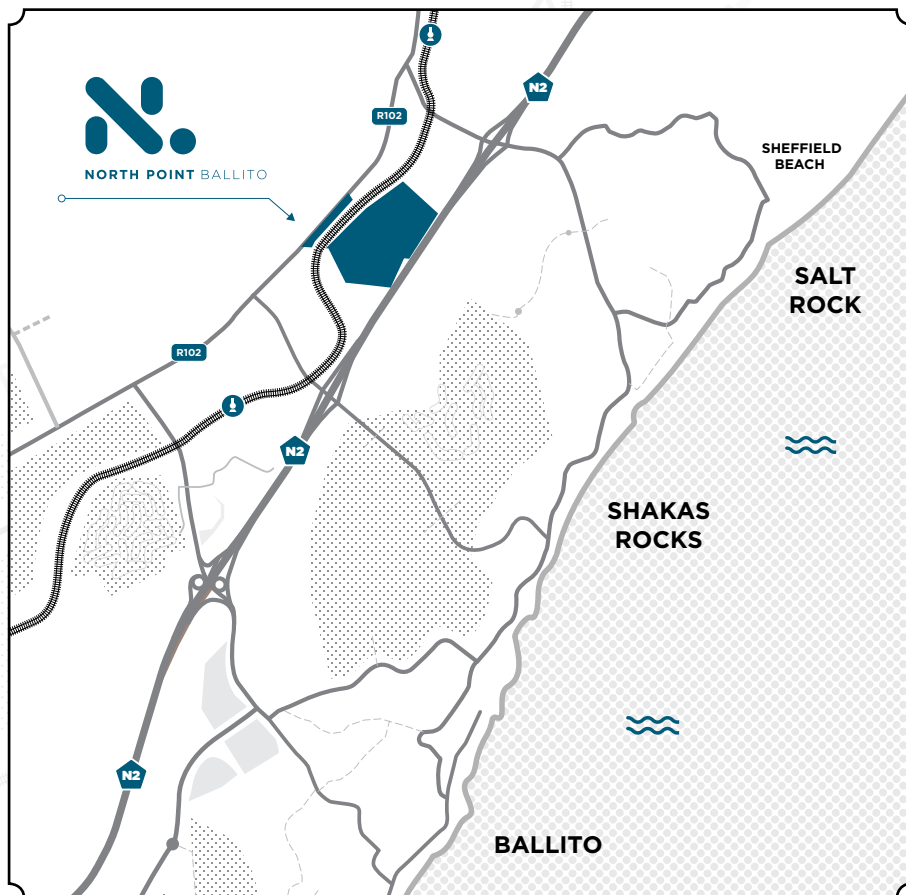
**ERF 1595** • AT NORTH POINT



**NORTH POINT  
BALLITO**

**LOCATION**

<b>23km</b>	<b>KING SHAKA AIRPORT</b>
<b>1km</b>	<b>N2 HIGHWAY ACCESS</b>
<b>5km</b>	<b>BALLITO CBD</b>
<b>55km</b>	<b>DURBAN PORT</b>
<b>135km</b>	<b>RICHARDS PAY PORT</b>
<b>55km</b>	<b>EB CLOETE INTERCHANGE</b>

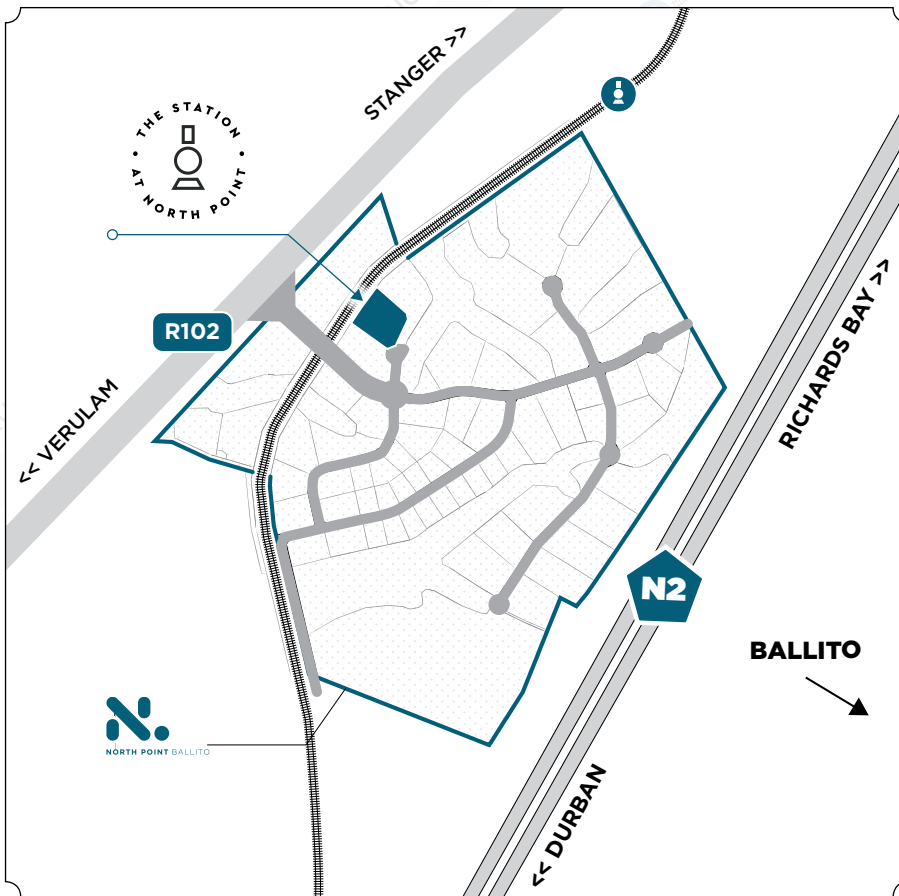


## A CONVENIENT LOCATION

North Point Ballito is a 380,000 sqm business park featuring 58 fully serviced platforms within a secure, landscaped and architecturally-themed estate.

Located between the N2 and R102, North Point Ballito has few zoning restrictions and can accommodate companies of virtually any size and industry. A more than suitable location for a modern mini factory development designed with the modern business in mind.





SITE FEATURES	
	24/7 SECURITY & CCTV
	FIBRE COMPATIBLE
	3 PHASE POWER
	DEDICATED LOADING BAYS
	EASY ACCESS TO N2 & R102
	SAND, GREASE & OIL TRAPS

The Station at North Point makes purposeful use of the location to develop modern styled mini-factories on a stand with road frontage. Easy access to the N2 National Highway and short 23km drive to King Shaka International airport.

The Station development itself features 23 units of 4 common sizes. Secure with 24hr security and monitored CCTV, 3 Phase Power and Fibre Ready and large, dedicated loading bays your business is catered for. If expansion and growth is core to your business planning, dividing walls can be removed to create larger units.

## THE STATION AT NORTH POINT

A PRIME LOCATION  
FOR YOUR EXPANDING  
BUSINESS OPERATION  
TO MANUFACTURE,  
STORE, DISTRIBUTE  
OR TRADE.

# GROUND FLOOR



## THE STATION AT NORTH POINT

PROGRESSIVE MINI  
FACTORY DESIGNS  
FOR THE MODERN  
PROFILED BUSINESS

### UNIT FEATURES

- ✓ DEDICATED SAND, GREASE AND OIL TRAPS
- ✓ 4 TON LOADING CAPACITY PER M2 ON GROUND FLOOR SLABS
- ✓ 500KG LOADING CAPACITY PER M2 ON MEZZANINE SLABS
- ✓ 1 DEDICATED LOADING BAY PER UNIT
- ✓ PRIVATE KITCHENETTE AND BATHROOM
- ✓ PRIVATE BALCONY
- ✓ ENERGY SAVING FITTINGS
- ✓ MODERN DESIGN & STYLING

# MEZZANINE FLOOR



## AREA SCHEDULE

## ERF 1595 • AT NORTH POINT

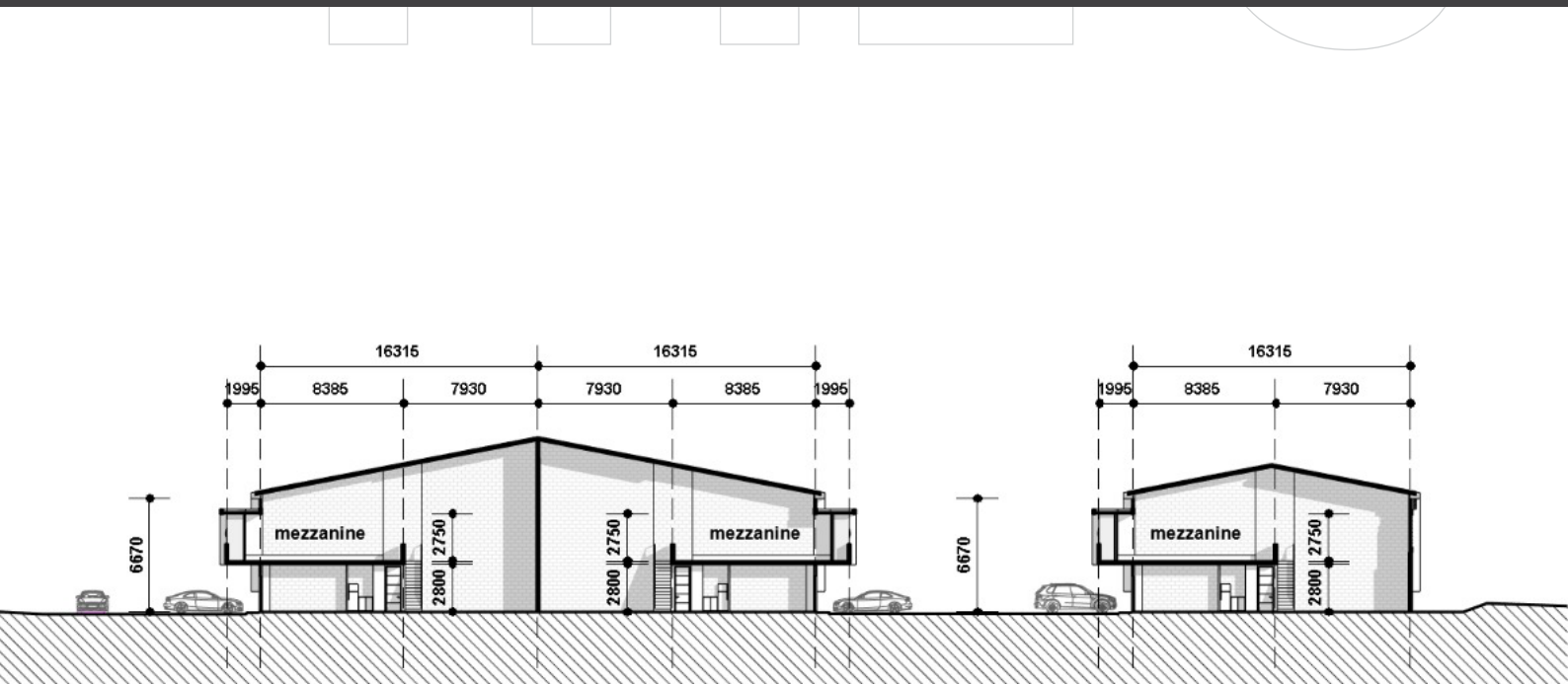
UNIT	FLOOR	MEZZANINE	BALCONY	TOTAL
01	150 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	209 m <sup>2</sup>
02	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
03	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
04	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
05	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
06	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
07	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
08	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
09	153 m <sup>2</sup>	50 m <sup>2</sup>	2 m <sup>2</sup>	205 m <sup>2</sup>
10	338 m <sup>2</sup>	98 m <sup>2</sup>	3 m <sup>2</sup>	439 m <sup>2</sup>
11	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
12	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>

UNIT	FLOOR	MEZZANINE	BALCONY	TOTAL
13	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
14	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
15	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
16	153 m <sup>2</sup>	50 m <sup>2</sup>	2 m <sup>2</sup>	205 m <sup>2</sup>
17	153 m <sup>2</sup>	50 m <sup>2</sup>	2 m <sup>2</sup>	205 m <sup>2</sup>
18	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
19	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
20	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
21	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
22	152 m <sup>2</sup>	56 m <sup>2</sup>	3 m <sup>2</sup>	211 m <sup>2</sup>
23	281 m <sup>2</sup>	98 m <sup>2</sup>	3 m <sup>2</sup>	382 m <sup>2</sup>
<b>TOTAL</b>				<b>5232 m<sup>2</sup></b>

# THE STATION • AT NORTH POINT



*\*All Images are an architectural impression and is subject to change.*





## THE STATION DESIGN CODE

The design offers a practical and stylish take on light industrial/commercial spaces. With hardy Power floated floors, bagged and painted walls on the interior – the space is a great canvas for your entity to establish its presence.

Exposed trusses and insulation, Brick balustrades and Weckro lock (Interlock flooring)\* provide the hard wearing feel and ensure the longevity of the structures extend beyond the styling aspects into the real world utility.

*\*Up to the staircase only*

A MODERN DESIGN  
WITH SPACIOUS  
UNITS DESIGNED  
FOR PRACTICALITY  
AND MAXIMISED  
USE OF SPACE



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