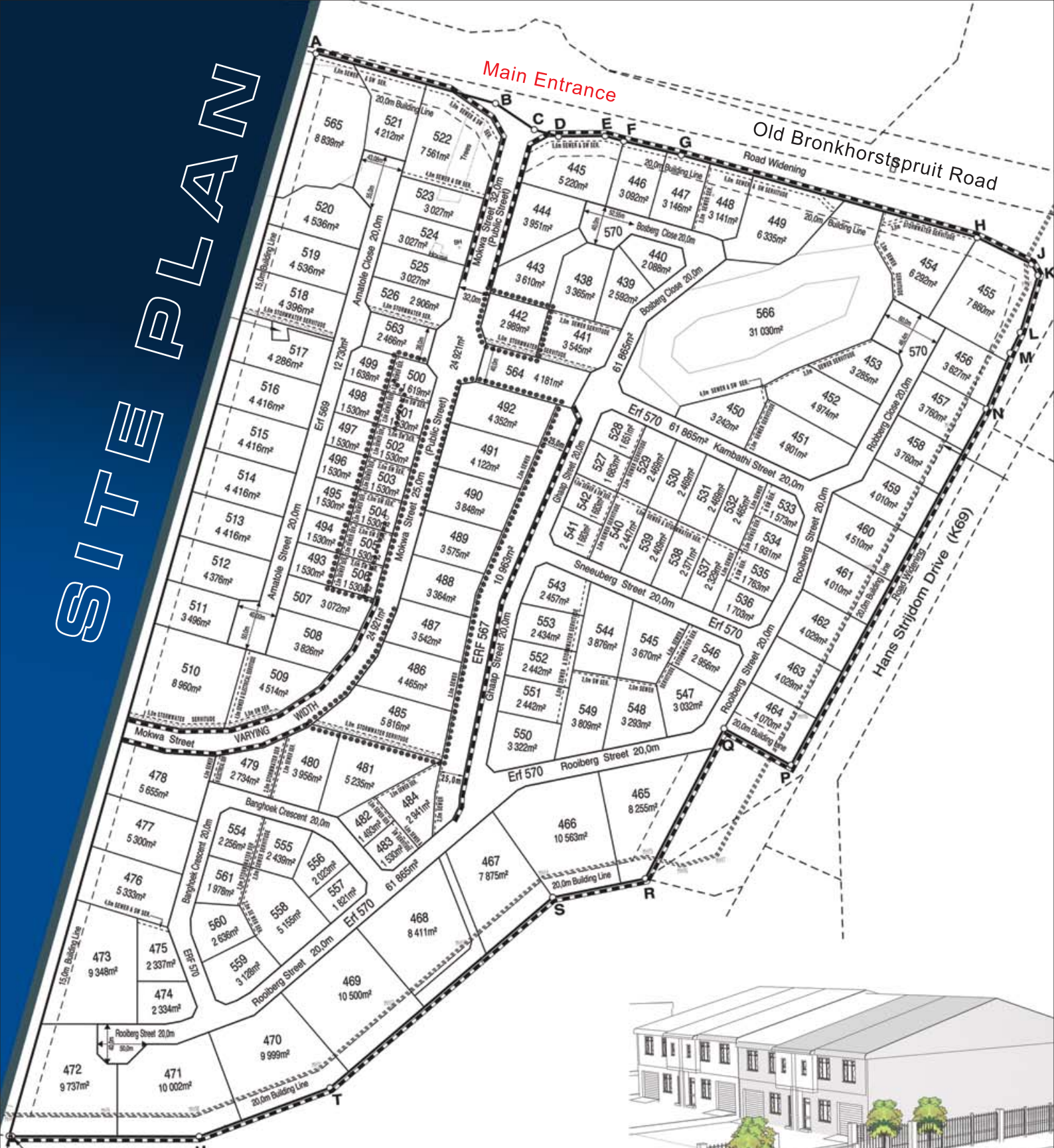


SITE PLAN



FOR MORE INFORMATION:



www.uniqon.co.za
(Click on N4 Gateway)

N4 GATEWAY

LIGHT INDUSTRIAL SECURITY PARK

A PRIME DEVELOPMENT
IN THE EAST OF PRETORIA



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SECURITY AND A SAFE ENVIRONMENT ARE PRIORITY

N4 Gateway to the east of the City of Tshwane, redefines the concepts of safety and security for light industrial parks. N4 Gateway differs from most established industrial parks in that it is a safe environment. This is a first for Pretoria. Elsewhere industrial environments are often lacking in sufficient protection and safety when approaching and leaving the premises, especially after hours and over weekends.



Access Control System

- Controlled vehicle access at the two entrances.
- Spike booms at vehicle entry points.
- Pedestrian entry/exit through full-height turnstiles next to Guardhouses.
- Biometric fingerprint readers at all entry gates.
- Both pedestrians and vehicles entries/exits recorded via CCTV cameras.



Electric Fence Alarm System

- 3 Metre high boundary wall and palisade fence.
- 3.6 Metre high electric fence.
- Electric fence divided in to 50 metre zones for easy fault finding.
- Additional razor wire on outside of western boundary wall.



Perimeter CCTV System

- Low light colour cameras on poles along entire perimeter.
- All cameras connected to control room via optical fibre network.
- Advanced video management system allows recording on DVR's and editing of captured data.

Electrical & Backup System

- Lighting is provided at 50 metre intervals around the perimeter.
- Standby generators of adequate size provides backup power to all security related equipment and services, also allows for emergency lighting around premises.
- Auto-start system for generator in case of a power failure.

Security Control Room

- A fully operational control room will be situated in the eastern guard house.



LOCATION



The N4 Gateway, situated on the main east-west and north-south road transport arteries of the City of Tshwane and the gateway to Gauteng, Mpumalanga and Limpopo.

One approaches N4 Gateway with unrestricted visibility, across an open suburban landscape, immediately entering N4 Gateway with a slip-way off the main R104 dual lane carriage way. On two additional sides, N4 Gateway is flanked by soon to be completed dual lane highways and thoroughfares. To the east, across Hans Strydom Road, N4 Gateway faces a higher income residential development. Green, eco friendly, parkland strips within the Industrial park enhance the environment.

SERVICES

- Fully serviced, all services available and installed, including electricity.
- Proclaimed township
- FSR – 0.6 (Coverage 50.0%).
- Fully serviced light industrial stands.
- Electricity guaranteed.

