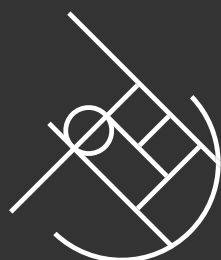




INNOVATION WORX BUSINESS PARK



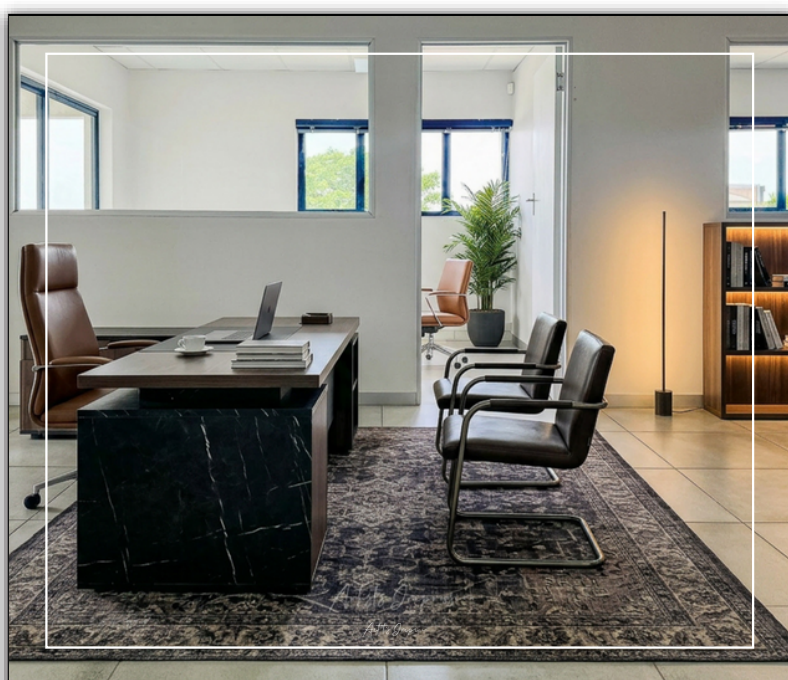
44 Richards Drive, Halfway House,
Midrand, 1685



INNOVATION
WORX . . . LE GEM
BUSINESS PARK

Innovation Worx Business Park is a modern commercial development strategically located in Midrand's thriving business hub. The park comprises 18 versatile units of 240 m² each, with the option to combine adjacent units to create spaces of up to 480 m².

Designed to support a wide range of business operations, the units are ideal for offices, warehousing, workshops, light industrial activities and storage.



From: 240 m² - 480 m²

44 Richards Drive, Halfway
House, Midrand, 1685



OFFICES



WAREHOUSES



WORKSHOPS



STORAGE UNITS



SECURE
24/7 SECURITY



PRIME
MIDRAND LOCATION



FLEXIBLE
SPACES TO GROW



POWERED
FOR BUSINESS

ABOUT THE PARK

As part of the greater Innovation Worx ecosystem, Business Park combines premium infrastructure with a connected and collaborative business atmosphere. Tenants benefit from fibre-ready connectivity, backup generator support, 24-hour security, and access-controlled entry.

Conveniently located near the Gautrain and key commercial hubs, Innovation Worx Business Park delivers the ideal balance between functionality, accessibility, and long-term business scalability. With strong street-facing visibility and easy access to major transport routes, the park offers businesses a professional environment built for growth and operational efficiency.



FIBRE READY



MANNED ACCESS CONTROL



AIRCON READY



CLOSE PROXIMITY TO GAUTRAIN



BACKUP WATER



KITCHENETTE & PVT BATHROOMS



COMMUNITY AREAS



INDIVIDUAL WATER & ELEC. METERS



24-HOUR SECURITY



BACKUP POWER



INNOVATION WORX . LEOGEM BUSINESS PARK

44 RICHARDS DRIVE,
HALFWAY HOUSE, MIDRAND

A premium business park offering modern commercial spaces in a secure, well-managed environment in the heart of Midrand.



SECURE
24/7 SECURITY



PRIME
MIDRAND LOCATION



FLEXIBLE
SPACES TO GROW



POWERED
FOR BUSINESS



PREMIUM COMMERCIAL SPACES
OFFICES • WAREHOUSES • WORKSHOPS • STORAGE



CLOSE TO MAJOR
ARTERIAL ROUTES



MINUTES FROM
GAUTRAIN



BOOK A VIEWING TODAY
FIND THE RIGHT SPACE
FOR YOUR BUSINESS.



+27 6 007 023 21



innovationworx.co.za

240 m²



BACKUP POWER

Uninterrupted operations
when it matters most.



BACKUP WATER

Reliable water supply
for peace and mind



COMBINED WORKSPACES
& ENVIRONMENT

Spaces designed to connect
and collaborate



OPPORTUNITY FOR
GROWTH

Flexible spaces for today
built for tomorrow.



CLOSE TO MAIN ARTERIALS
& BUSINESS DISTRICTS

Easy access. Better
connections.

MODERN SPACES • SMART SOLUTIONS • STRONGER BUSINESSES

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SCAN TO VIEW BUSINESS PARK



BROUGHT TO YOU BY

LEOGEM
INVESTMENTS