

# CSA2920 Business Hive 85 Anton Lembede St

Address: 85 Lembede St, Durban, 4001  
Ward: 26  
Client: eThekweni, Business Support  
Contract Period: Feasibility Study complete  
Contract Value: R 20 million

Feasibility study to investigate the complete renovation, refurbishment and space planning of 85 Anton Lembede St to accommodate for the use by SMME's to manufacture and sell clothing from the premises.

This existing 3 storey building with roads on 3 sides, and built up to all boundaries, was built as a warehouse in the 1930s. It was altered in 1955, and adapted for office use in 1983, and in 2004 when its façade was cut back to widen Shepstone St. The road frontages here are busy and will support the function of retail at ground level. The building footprint is approx 50m x 30m with one lightwell at neighbouring building. Cutting into existing slabs to create additional lightwells is not advised as this seriously compromises the structural integrity of the building. Also seeing as the foundation details and conditions are unknown, the addition of a 4th floor, above the flat roof, is not recommended. The site is extremely well located in relation to a range of public transport.

The site falls within ward 26 which has a good concentration of a full range of social facilities including the presence of the eThekweni Municipality's primary recreational and cultural facilities (central beachfront, Kings Park Sports Precinct, City Hall, Playhouse).

