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SOLE MANDATE

Web Ref CL1829



R20,000,000

Monthly Rates R38,536 Excl. VAT

5 10

INVESTORS ONLY - SOLE MANDATE - EXCELLENT STABLE TENANT

Please note that Price excludes VAT @ 15.0%

A huge opportunity exists for an investor to add this property to their portfolio. Strong anchor tenant with a 5+5 lease in place with annual escalation of 7.0% YOY.

2 ERVEN with Power capacity of 1500kVA. 5912sq.m of property with a GLA of 3648 comprising;

1. 2 x ERF (2,143sq.m + 3,769sq.m = 5912sq.m)
2. x separate office / admin buildings both with own entrance (146sq.m +141 sq.m)
3. 2 x transformers (1 on each erven) , 1000kva and 500kva
4. Borehole & JOJO Tanks
5. Weigh Bridge
6. Building 1= 4.5m to eves , Building 2 = 6m height to eves
7. Secure Parking
8. Dual access, one from busy arterial and one from secondary road
9. Strategic location, erven not on load shedding grid
10. Electrical installation recently upgraded at a cost of 1.5 Million Rand

Features

Title Freehold
Zoning Industrial

Interior

Floor Loading Cap.	25 Tn/m ²
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	2100

Exterior

Security	Yes
Covered Parking Bays	5
Open Parking Bays	10

Sizes

Floor Size	3,819m ²
Land Size	5,912m ²
Building Height	9m

Extras

Central A/C & Heating Covered Parking Security 24 Hour Resp Air Conditioner Alarm System
Borehole Closed Circuit TV Electric Gate Intercom Outdoor Beams Security Gate Sprinklers

