



PROPERTY INFORMATION PACK

FACTORY FOR POTENTIAL INVESTMENT

-  : 99 3RD AVENUE, BABELEGI
-  : GERARD HARDING
-  : 064 758 2738
-  : www.tirhani.co.za

Tirhani Auctioneers Gauteng CC; Reg.: 2008/016935/23

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NOTICE TO BUYERS & DISCLAIMER

NOTICE TO BUYERS

Registration Fee	:	Not applicable
Confirmation Period	:	14 days confirmation period by the seller
Deposit on Purchase Price	:	10% payable by electronic transfer (EFT)
Guarantees on Balance	:	30 days from date of acceptance
Buyer's Commission	:	6% plus VAT over & above purchase price
Outstanding Rates and	:	SELLER is liable for all outstanding rates and
Taxes & Levies		taxes & levies

Bidders must adhere to FICA requirements on registration. No cash will be accepted at the auction. No exceptions. Successful buyers must become members of the Home Owners Association (If applicable) Rules and regulations attached as attachment A.

DISCLAIMER

The details provided in this document have been gathered from various sources and are supplied in good faith. Therefore, Tirhani Auctioneers does not guarantee the correctness of the information as it is for reference purposes only.

PROPERTY DETAILS

REGISTERED ADDRESS	:	Erf 99 Babelegi, City of Tshwane Metropolitan Municipality, North-West
BETTER KNOWN AS	:	99 3 rd Avenue, Babelegi
ERF NUMBER	:	99
ERF SIZE	:	1.4962 Ha
TITLE DEED NUMBER	:	TG73429/2008
OWNERSHIP TYPE	:	Freehold
ZONING	:	Industrial
GPS COORDINATES	:	-25.3564, 28.2746






PROPERTY DESCRIPTION

The subject property offers various industrial buildings

- Office Building:** The main double storey office building is located by the main entrance of the property. The building offers a reception area, kitchen, mens and ladies' toilets, storeroom and three office. The top floor offers three offices, board room, toilet, small kitchenette and a walk in safe.
- The building is constructed with semi face brick walls and a corrugated iron roof. The floor covering consists of tiles and a combination of rhino board and concrete ceilings.
- Warehouse 1:** The main warehouse is located next the office building. The construction of the building is a combination of brick wall, steel frame with steel sheet cladding. The building size is 3 350 square meters.
- Warehouse 2:** The second warehouse is located at the back of the property. The construction of the building offers a steel frame with steel sheet cladding. The size of the warehouse is 1 100 square meters.
- Warehouse 3:** The third warehouse is located next to the main warehouse. The construction of the building offers a steel frame with steel sheet cladding. The size of the warehouse is 2 200 square meters.
- Additional buildings:** There is a small guard house by the entrance followed by a sales office (separate building from the main offices). A small building is located just behind the back corner (used as an entertainment building), located just behind the office building are ablution facilities with two small rooms (used as a clinic and storeroom). A large drive through is located by the street front border which offers various loading bays and mesh storage cages.
- Parking:** The on-site parking includes various carport as well as truck carport.
- Security:** The stand is fenced off with a combination of brick wall fencing and prefab note that there is no boundary wall between Erf 99 and Erf 100.

GENERAL INFORMATION

The property is situated in an established industrial area in Babeleng, within easy distance to most local amenities and main arterial routes as represented in the table below:

Amenity	Type	Distance (km)
Jesmic Motors	FillingStation	2.63 km
 Rampi Service Station	FillingStation	2.82 km
Engen Rampi Service Station	FillingStation	2.83 km
Connect Bible Church	Hospital/Clinic	1.98 km
 Ramotse Clinic	Hospital/Clinic	2.05 km
Kingdom Hall of Jehovah's Witness Ramotse	Hospital/Clinic	2.10 km
 Saps - Temba	PoliceStation	3.91 km
Selang Primary School	PrimarySchool	0.83 km
 Busy Bee Junior Primary School	PrimarySchool	0.88 km
Hosea Kekana High School	SecondarySchool	1.15 km
Temba City Shopping Centre	ShoppingCentre	2.67 km
 Depereng Shopping Complex	ShoppingCentre	4.87 km

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PROPERTY PHOTOGRAPHS



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MAPS

LOCATION MAP



AERIAL MAP

