



FOR SALE
SEBENZA



Warehouse/Workshop & Offices

Asking R 20 000 000

Address 55 Harris Avenue
Sebenza
Ekurhuleni

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Disclaimer

Whilst all reasonable care has been taken to obtain the correct information, neither Auction Exchange (Pty) Ltd, its affiliated companies, its Service Providers nor the Sellers guarantee the correctness of information and none of the aforementioned will be held liable for any direct, indirect or consequential loss or damages of whatsoever nature suffered by any person as a result of errors, omissions, negligence or otherwise of Auction Exchange (Pty) Ltd, its affiliated companies, its Service Providers, the Sellers or any other person

Property Information

SALES INFORMATION

DEPOSIT	10%
COMMISSION	Payable by the Seller
VAT/TRANSFER DUTY	VAT Payable
TITLE DEED DESCRIPTION	RE of Erf 227 Sebenza Ext 2 City of Ekurhuleni Metropolitan Municipality Gauteng
EXTENT	±8 869 m ²
SERVITUDES	Rights on adjoining yard

MUNICIPAL INFORMATION

ZONING	Industrial 2
PERMITTED USE	Commercial Purposes, Offices, Showrooms, Motor Dealers, Builder's Yards, Service Industries, Auctioneers
LOCAL AUTHORITY	City of Ekurhuleni Metropolitan Municipality

PROPERTY INFORMATION

GBA	2960 m ²
HEIGHT ZONE	2
COVERAGE	60%
NUMBER OF STOREYS	Office Double Storey

Property Description

IMPROVEMENTS

STRUCTURE

ROOFING

IBR Sheeting

GLAZING

Standard

EXTERNAL WALLS

Office, brick & mortar. Warehouse, I Beams & IBR sheeting

INTERNAL WALLS

Plastered and painted

DEFECTS PATENT

None Noted

DEFECTS LATENT

None noted

2960 Square Meter Warehouse/Workshop with A grade Offices

Prime industrial property for sale in Sebenza This 2960m² warehouse is located in the industrial node of Sebenza with excellent main road exposure. The A grade double volume offices comprise of a reception area with open plan offices, private offices, large boardroom, server room, strong rooms as well as multiple male and female toilets as well as kitchens.

The warehouse has good height to the eaves with excellent natural light throughout the area. An external covered wash bay, spray booth's and a large yard area.

The warehouse has three roller shutter doors and three phase power is available

There is ample paved secure parking for staff and visitors inside the secured premises

A large lapa and entertainment area are located in the well established gardens

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Location

LOCALITY

Located in Croyden, Edenvale which forms part of the East Rand, this region is Gauteng's logistic, distribution, warehousing, engineering and manufacturing hub with,

ACCESS

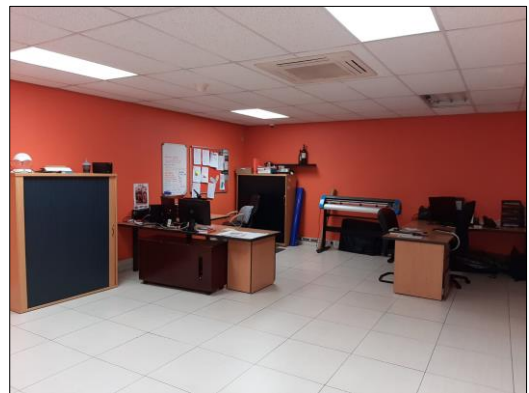
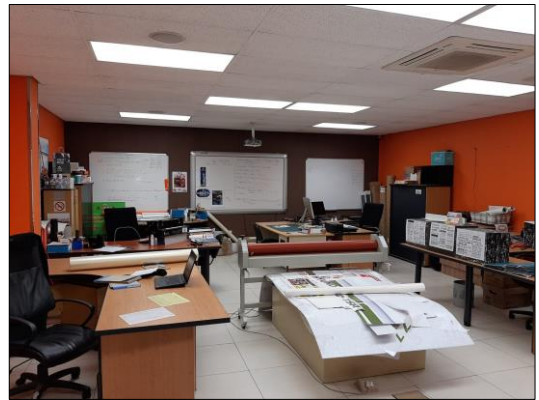
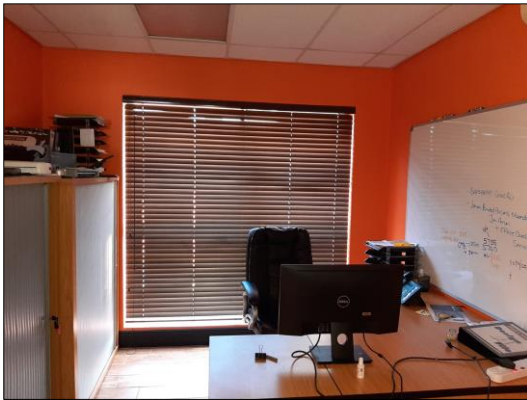
Access to O.R. Tambo International Airport as well as the N3, R21, N17 and R24 highways



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Photographs



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