

**35 RICHARDS DRIVE  
UNIT 1 TFM PREMISES  
16/838 RICHARDS DRIVE  
562 HALFWAY HOUSE EXT 53  
MIDRAND**

**COMBINED OFFICES, FACTORY, WAREHOUSE FOR SALE/ TO LET**

|                       |                                                                                                                                                                                                                                    |
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| <b>Stand Size</b>     | <b>2 500m<sup>2</sup></b>                                                                                                                                                                                                          |
| <b>Offices</b>        | 240m <sup>2</sup>                                                                                                                                                                                                                  |
| <b>Factory Floor</b>  | 907m <sup>2</sup>                                                                                                                                                                                                                  |
| <b>Mezzanine</b>      | 410m <sup>2</sup>                                                                                                                                                                                                                  |
| <b>Total Size</b>     | <b>1 557m<sup>2</sup></b>                                                                                                                                                                                                          |
| <b>Yard</b>           | ±400m <sup>2</sup> large walled, private yard                                                                                                                                                                                      |
| <b>Parking</b>        | 10 cars under shade + 5 additional customer parking bays<br>(excludes parking in the yard)                                                                                                                                         |
| <b>Power</b>          | 200 Amps @ 380 volts = 130 Kva                                                                                                                                                                                                     |
| <b>Gross Rental</b>   | <b>1 557m<sup>2</sup> @ R48.00/m<sup>2</sup></b><br><b>R74 736.00 per month excluding VAT</b><br><b>and consumptions, waste removal, garden service, site security.</b><br><b>Including Rates and Taxes and Building Insurance</b> |
| <b>Purchase Price</b> | <b>R 10 000 000</b><br><b>excluding VAT</b>                                                                                                                                                                                        |
| <b>Occupation</b>     | Negotiable, asap preferable                                                                                                                                                                                                        |
| <b>Escalation</b>     | 9%                                                                                                                                                                                                                                 |
| <b>Lease Term</b>     | 3 to 5 years preferred<br>Short term lease available at slight premium                                                                                                                                                             |
| <b>Deposit</b>        | 2 months rental                                                                                                                                                                                                                    |
| <b>Comment</b>        | TFM currently builds ambulances at the site, but will move to their bigger site in Olifantsfontein once a new tenant is found.                                                                                                     |

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| <b>DEAN GARZANCICH</b><br>PRINCIPAL<br><br>CELL: 082 38 99 777<br>EMAIL: dean@realtyarena.co.za<br>FAX: 086 619 1408<br>WEB: www.realtyarena.co.za |  <b>REALTY ARENA</b><br>For all your property requirements<br><br>PROPERTY BROKERS,<br>VALUERS & AUCTIONEERS |
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