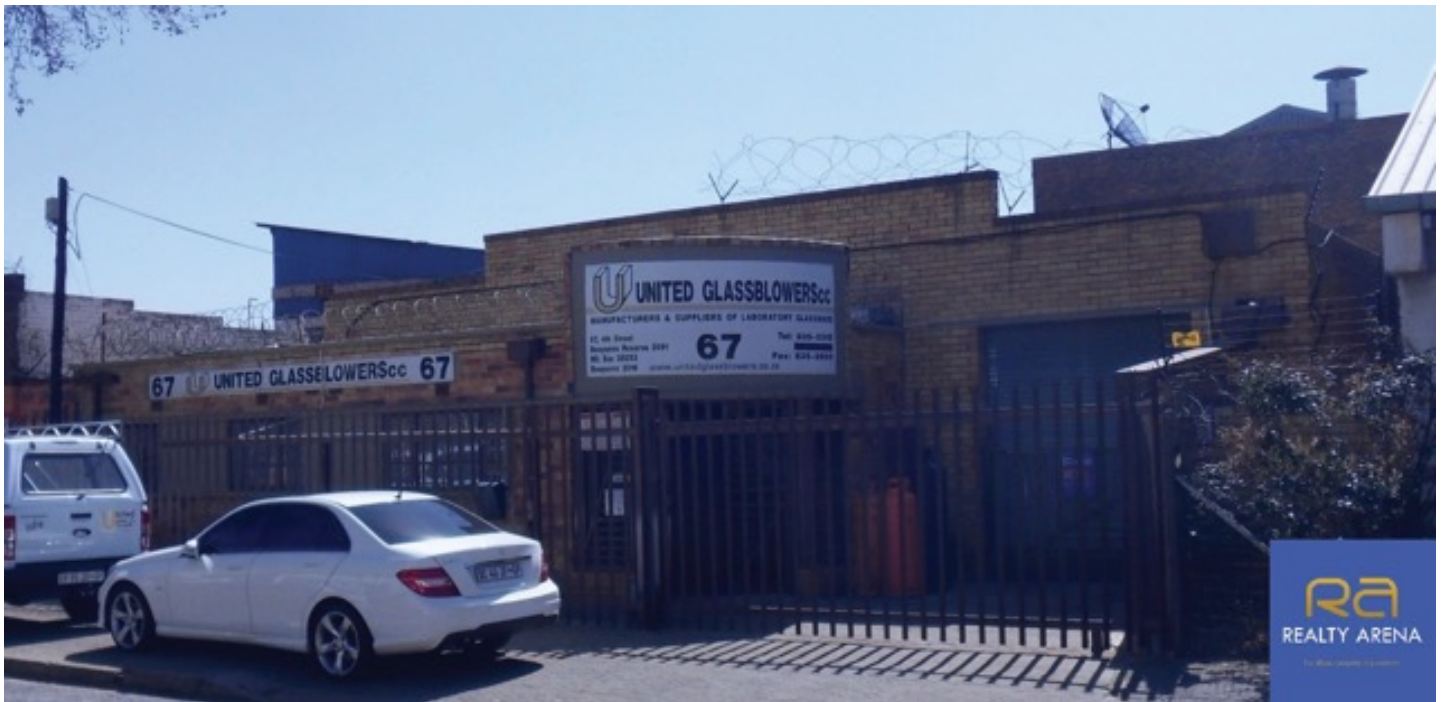


Property Report

Erf 70 Booysens Reserve



67 4th Street

This report is based on information given to us by the owners of the property and various other sources. We cannot therefore be held responsible for errors, omissions or assumptions made in good faith.

TITLE DEED DETAILS

DESCRIPTION OF PROPERTY : Erf 70 BOOYSENS RESERVE

ERF SIZE : 496 m²

IMPROVEMENT SIZE : ± 340 m²

COORDINATES (Lat/Long) : -26.2304, 28.0117

ADDRESS : 67 4TH STREET BOOYSENS RESERVE

TOWN PLANNING

ERF NO : 70

PROPERTY TYPE : FREEHOLD

COVERAGE : 68 %

TOWNSHIP : BOOYSENS RESERVE

TITLE DEED NO : T3361/2016

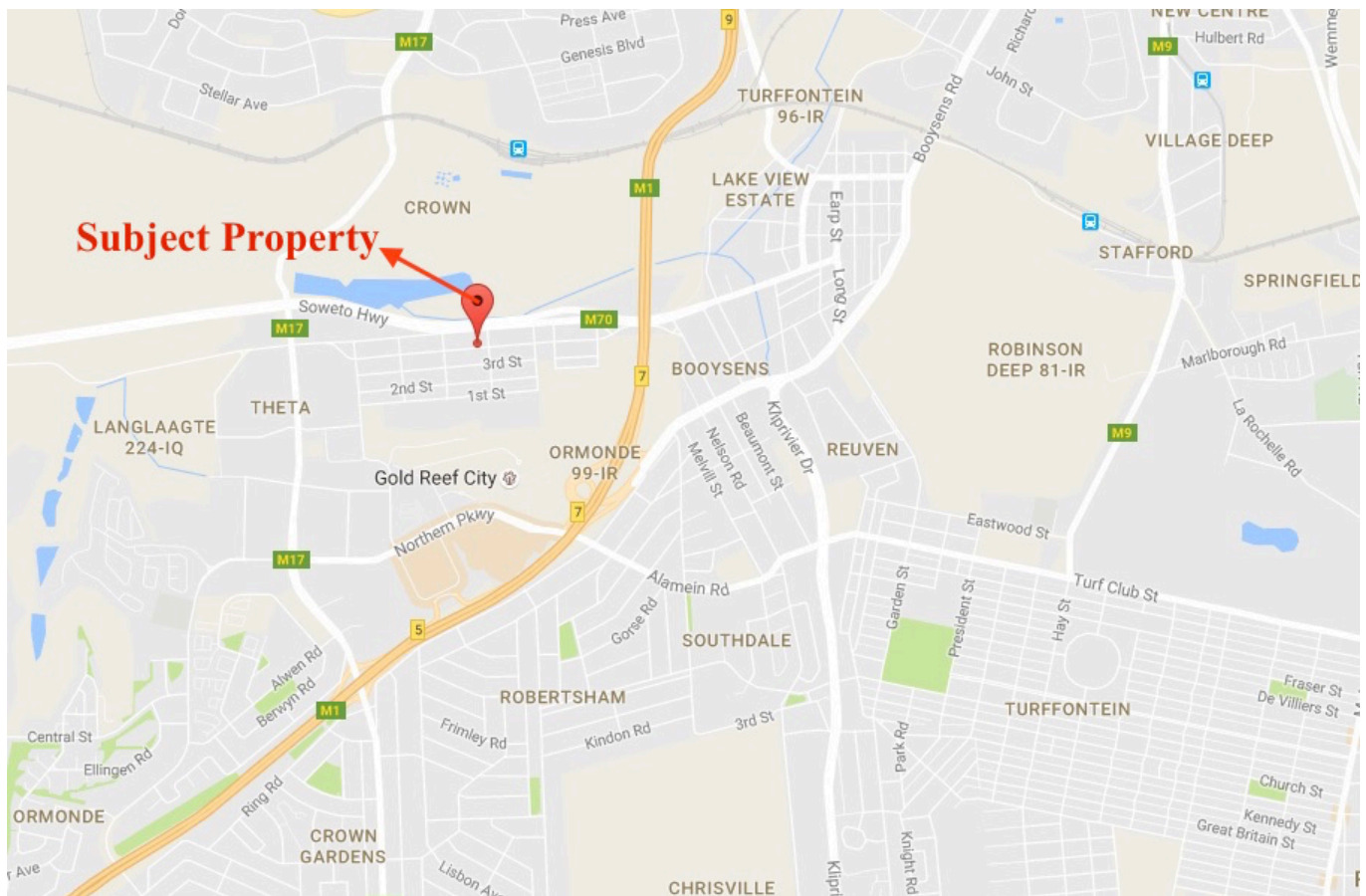
MUNICIPALITY : CITY OF JOHANNESBURG

MONTHLY RATES : R 716.00 /MONTH

ZONING : INDUSTRIAL

LOCALITY

The subject property is situated 67 4th Street Booyens Reserve, an established industrial suburb, with the immediate and surrounds showing substantial growth over the past few years with the birth of "A" grade facilities. This has had a positive influence in the area, increasing the achievable rentals and sale prices, attracting investors. Booyens Reserve enjoys a mixed use of light and heavy industrial applications and is well situated, being close to the highway grid and most amenities with the Soweto highway and the M17 being the main conduits.



AMENITIES

Amenity	Type	Distance (km)
 Goldstream - Powertune Garage	FillingStation	0.18 km
 Caltex - Eyethu	FillingStation	0.36 km
 Total - Booysens	FillingStation	0.99 km
 Avis - Gautrain - Park Station	CarRental	4.77 km
 Gautrain Johannesburg Station	RailwayStation	4.83 km
 Police SAPS - Booysens	PoliceStation	1.07 km
 Police SAPS - Johannesburg Central	PoliceStation	3.25 km
 Police SAPS - Cultural Precinct - Newtown	PoliceStation	3.58 km
 Robertsham Primary School	PrimarySchool	1.61 km
 Crown Mines Primary School	PrimarySchool	1.88 km
 Theo Wassenaar Primary School	PrimarySchool	2.15 km
 Ormonde Shopping Centre	ShoppingCentre	1.41 km
 Jumbo Cash & Carry	ShoppingCentre	1.49 km
 Southdale Shopping Centre	ShoppingCentre	1.58 km
 University of the Witwatersrand - South Gate	TertiaryInstitution	4.41 km
 UJ - Bunting Road Campus - Main Gate	TertiaryInstitution	4.52 km
 University of Johannesburg - Bunting Road Campus - Hotel School	TertiaryInstitution	4.53 km

IMPROVEMENTS

The facility is rectangular in shape, consisting of a main entrance, 2 x offices, kitchen, staff ablutions, warehouse, change rooms and storerooms.

The office, kitchen and ablutions benefit from tiled floors, herculite ceilings, steel window frames and florescent lighting. Directly behind the office component is the warehouse, which has two distinct areas. One being the workshop/ machine shop, utilized for the production of product and the second being the storage of raw material, completed product and a delivery / dispatch area with direct access to the driveway and road via a roller shutter door. Both sections can be utilized as one area should the need arise. The warehouse benefits from a concrete slabbed floor, saw-tooth IBR roof, providing ample height with steel window frames and florescent lighting. The use of translucent IBR sheeting, provides natural light and Alucushion insulation, maintains a cool working environment. The warehouse also benefits from 3 phase power, gas and water connections throughout the machine area. Behind the warehouse are staff ablutions, change rooms, storerooms and a caged area for the storage of gas bottles.

The facility is of a good state of repair and well maintained.

INTRINSIC VALUE

Improvements	± 340 m ²	@ R 4000 / m ²	= R 1 360 000.00
Land	496 m ²	@ R 1200 / m ²	= R 595 200.00
Palisade fencing, paving, gate motor, (Nominal) outside slabbed floor			= R 80 000.00
Total			= R 2 035 200.00

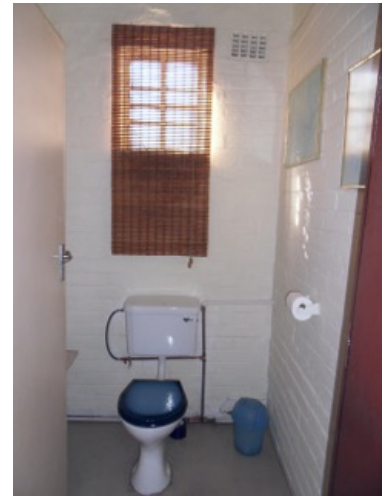
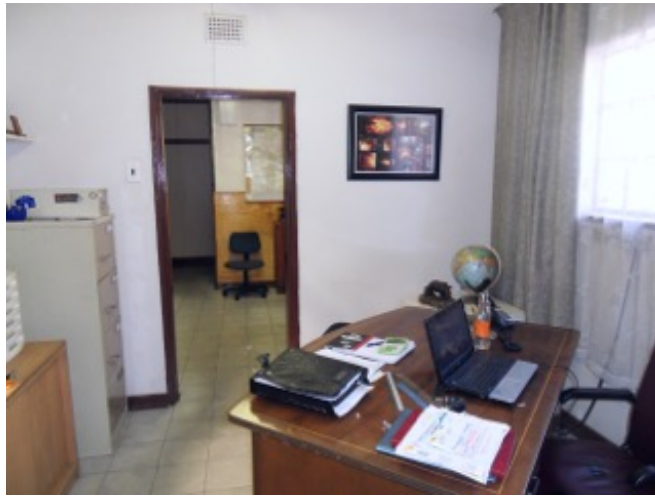
Say R 2 000 000.00 (Two million rands)

**All offers will be considered prior to Auction
Contact Dean 082 38 99 777**

PHOTO GALLERY



Office, kitchen and ablutions



Warehouse (Machine shop /workshop)



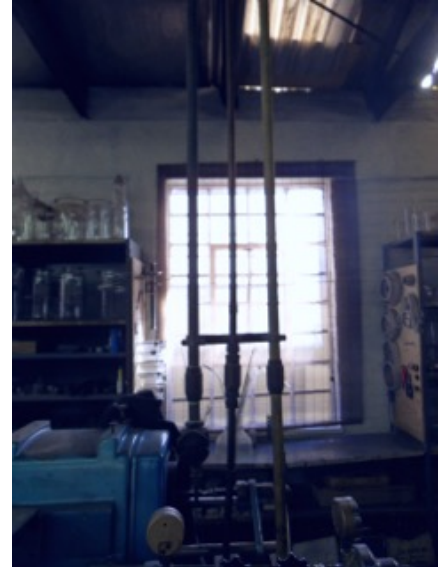
Warehouse (storage of raw material and dispatch)



Translucent IBR and Alucushion insulation



Gas /water & Oxygen



Storage behind warehouse

