

Property Report

Woodmead Offices



1 Austin Str Woodmead Sandton

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

PROPERTY DETAILS

Legal Description : Erf 13 (Remainder of Township) Woodmead city of
JHB Gauteng

Property Type : Freehold

Erf No : 13

Extent (Erf) : 1219 m²

Building : ± 330 m²

Address : 1 Austin Street Cnr Morris Woodmead Sandton

Zoning : Special

GPS Coordinates (**Lat/Long**) : -26.0416, 28.0679

Municipal Valuation : R 3 890 000

ZONING INFORMATION

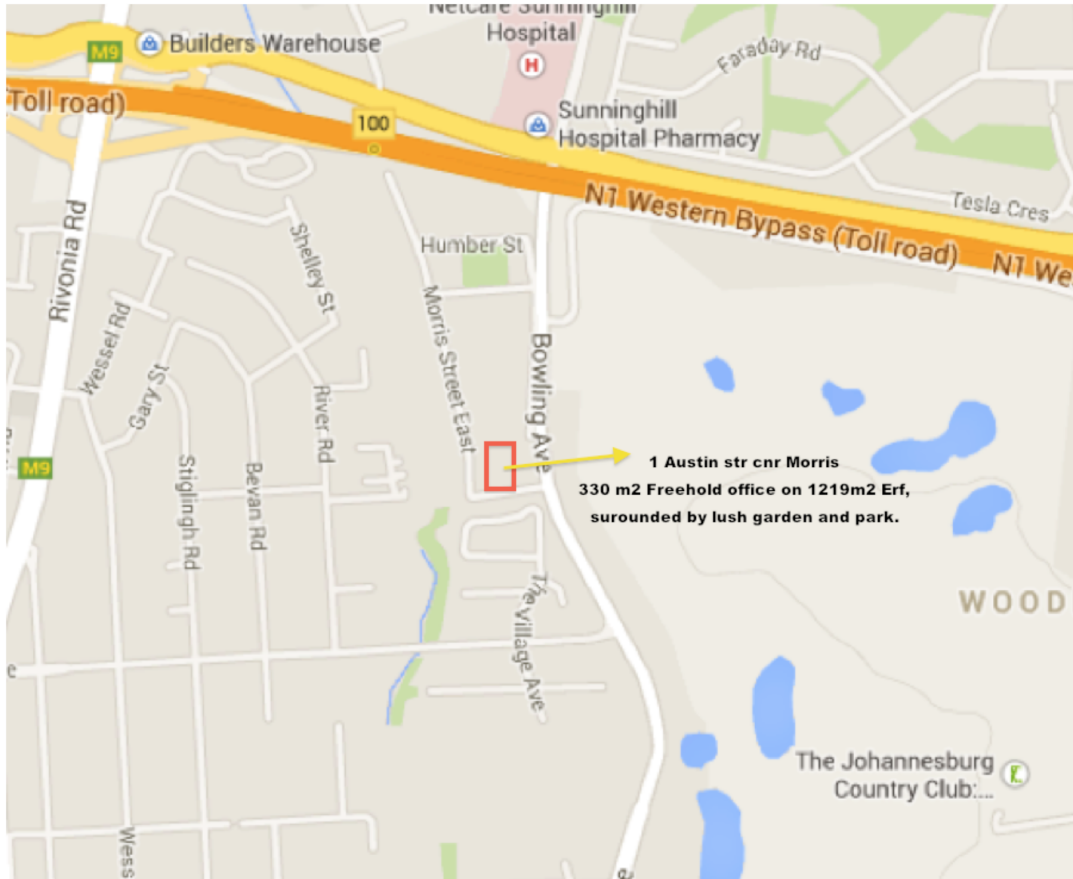
Use Zone : Special (Shops , Business purposes ,Residential upper floors)

Height : 3 Storeys

Coverage : 70% Ground floor and 50% Upper floors

LOCALITY

The property is situate 1 Austin street Woodmead, off Bowling Avenue. It is well positioned with park surrounds enjoying a quiet country ambiance, while close to all amenities and the highway grid.



Amenity	Type	Distance (km)
Petervale Clinic	Hospital/Clinic	2.09 km
Sandton Surgical Centre	Hospital/Clinic	4.26 km
Wendywood Clinic	Hospital/Clinic	4.83 km
Police SAPS - Edenburg	PoliceStation	1.27 km
Police SAPS - Gallo Manor	PoliceStation	2.62 km
Police SAPS - Buccleuch	PoliceStation	3.89 km
Police SAPS - Sandton	PoliceStation	4.31 km
Montessori Pre School	PrePrimarySchool	1.73 km
Crawford Village - Pre Primary School	PrePrimarySchool	1.79 km
King David Primary School	PrimarySchool	1.09 km
Sandton Afrikaanse	Akademie	1.1 km
Johannesburg Country Club		1.2 km
Europcar		1.1 km

IMPROVEMENTS

The property is constructed from brick and mortar with wooden window frames under a pitched tiled roof. The interior comprises of 8 offices, 18 seater boardroom, spacious reception, meeting room for six, kitchen, separate male and female ablutions, storage rooms and caretaker's flat-let.

Most of the offices are air conditioned and carpeted, some with wood paneling and aluminum sliding doors leading onto the garden.

The building is well secured with "Trellis" security doors, wrought iron burglar bars and alarm system.

The property is zoned Special which diversifies the "best use", decreasing the risk of investment and increasing the probability of sale.

Sale Price R 3 900 000.00

Rental Price R 25 000.00 P/M

Photo Gallery







Dean 082 38 99 777