

INFORMATION PACK

FOR

5 X INDUSTRIAL WAREHOUSES (READY TO OCCUPY) + FUTURE DEVELOPMENT POTENTIAL (4 X ADDITIONAL WAREHOUSES)

TURBO INDUSTRIAL PARK EXT 2, C/O RAUTENBACH RD AND GOLDEN
HIGHWAY, FLORA GARDENS, VANDERBIJLPARK



ON SITE AUCTION – Wednesday, 6 March 2024 @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

SS TURBO INDUSTRIAL PARK EXT 2 (356/2016), VANDERBIJLPARK - IQ

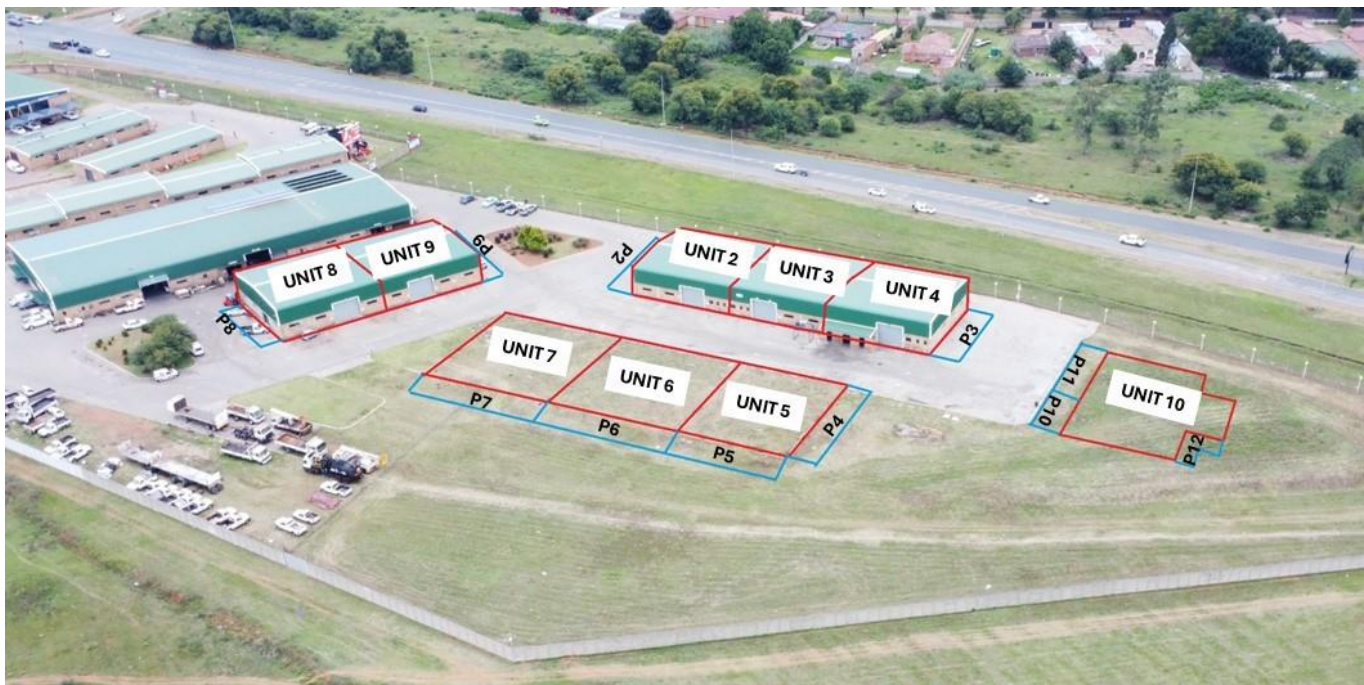
Known As: C/O RAUTENBACH ROAD AND GOLDEN HIGHWAY,
RAUTENBACH RD, FLORA GARDENS, VANDERBIJLPARK
Local Authority: EMFULENI LOCAL MUNICIPALITY
Registration Division: IQ
Province: GAUTENG
Zoning: INDUSTRIAL 3

Property Information:

TURBO INDUSTRIAL PARK EXT 2 – PRIME INDUSTRIAL PARK DEVELOPMENT

Turbo Industrial Park Ext 2 is a well-established Industrial Park with 24-hour security and secure parking. Easy access from Sasolburg, Vereeniging, Parys, and Potchefstroom.

This is a unique offering to the market to own and complete the subsequent phases in this development. Of the units are READY TO SELL with a Certificate of Real Right to develop and complete the development.



Lines drawn are not to scale and only an indication. Plans are available on request.

Turbo Park Development

FIRST PHASE						
UNIT No:	SIZE (m ²)	TITLE DEED No:	PARKING (E.U.A.)	PARKING (m ²)	E.U.A. Real Right No:	STATUS
UNIT 2	399	ST356-2/2016	PA2	123	SK3229/2016	Built and registered
UNIT 3	399	ST356-3/2016	PA3	123	SK3229/2016	Built and registered
UNIT 4	400	ST356-4/2016	PA10	123	To be registered	Unit is Built and Registered. Parking (Exclusive Use Area) to be Surveyed, Registered and assigned in Subsequent Phase

NOTE: Parking Areas PA2 and PA3 are held under Certificate of Real Right: Exclusive Use Area, No. SK3229/2016

SUBSEQUENT PHASE (PROPOSED)				
UNIT No:	SIZE (m ²)	PARKING (E.U.A.)	PARKING (m ²)	STATUS
UNIT 5	512	PA5	141	Unit and Parking to be Surveyed, Registered and Built (Foundations prepared). Certificate of Real Right
UNIT 6	631	PA6	176	Unit and Parking to be Surveyed, Registered and Built (Foundations prepared). Certificate of Real Right
UNIT 7	638	PA7	176	Unit and Parking to be Surveyed, Registered and Built (Foundations prepared). Certificate of Real Right
UNIT 8	411	PA8	123	This unit is built. Unit and Parking still to be Surveyed and Registered. Certificate of Real Right
UNIT 9	411	PA9	123	This unit is built. Unit and Parking still to be Surveyed and Registered. Certificate of Real Right
UNIT 10	1253	PA11 PA12	105 176	Unit and parking to be Surveyed, Registered and Built. Certificate of Real Right
General		PA4	316	Parking to be Surveyed, Registered and Built. Certificate of Real Right

Certificate of Real Right

Units 5, 6, 7 & 10 need to be Surveyed, Registered and Built. The parking areas (PA4, PA5, PA6, PA7, PA8, PA9, PA10, PA11 and PA12) need to be Surveyed, Registered and Built. These areas are held under a Certificate of Real Right which offers the developer the right to build these units and exclusive use areas during a period of **50 (Fifty) years** from the date of opening the Sectional Title Register (ie from 25 May 2016).

Exclusive Use Areas (Parking)

The Parking Areas, for the corresponding Units, once surveyed and will be held by a Certificate of Real Right: Exclusive Use Area registered in the Deeds Office. The Exclusive Use Area will be notorially ceded to the purchaser and registered in the Deeds Office.

LEVIES – Ranging between R4500.00 to R6900.00 per unit (For Ready Built Units)

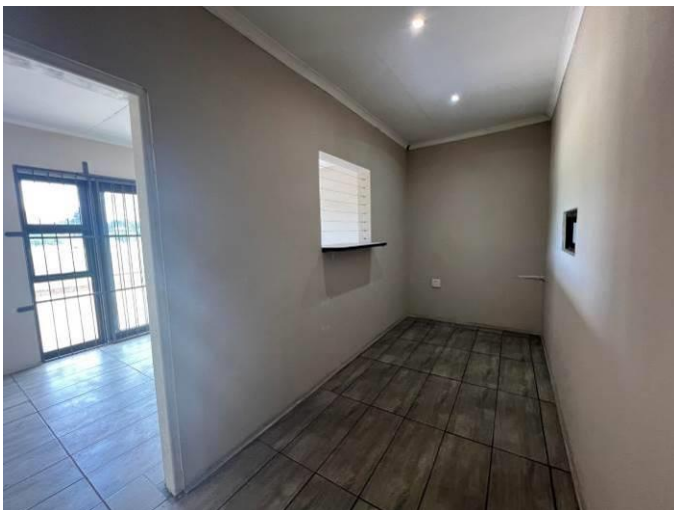
RATES & TAXES = R4400.00 to R5500.00 per unit (For Ready Built Units)

Aerial



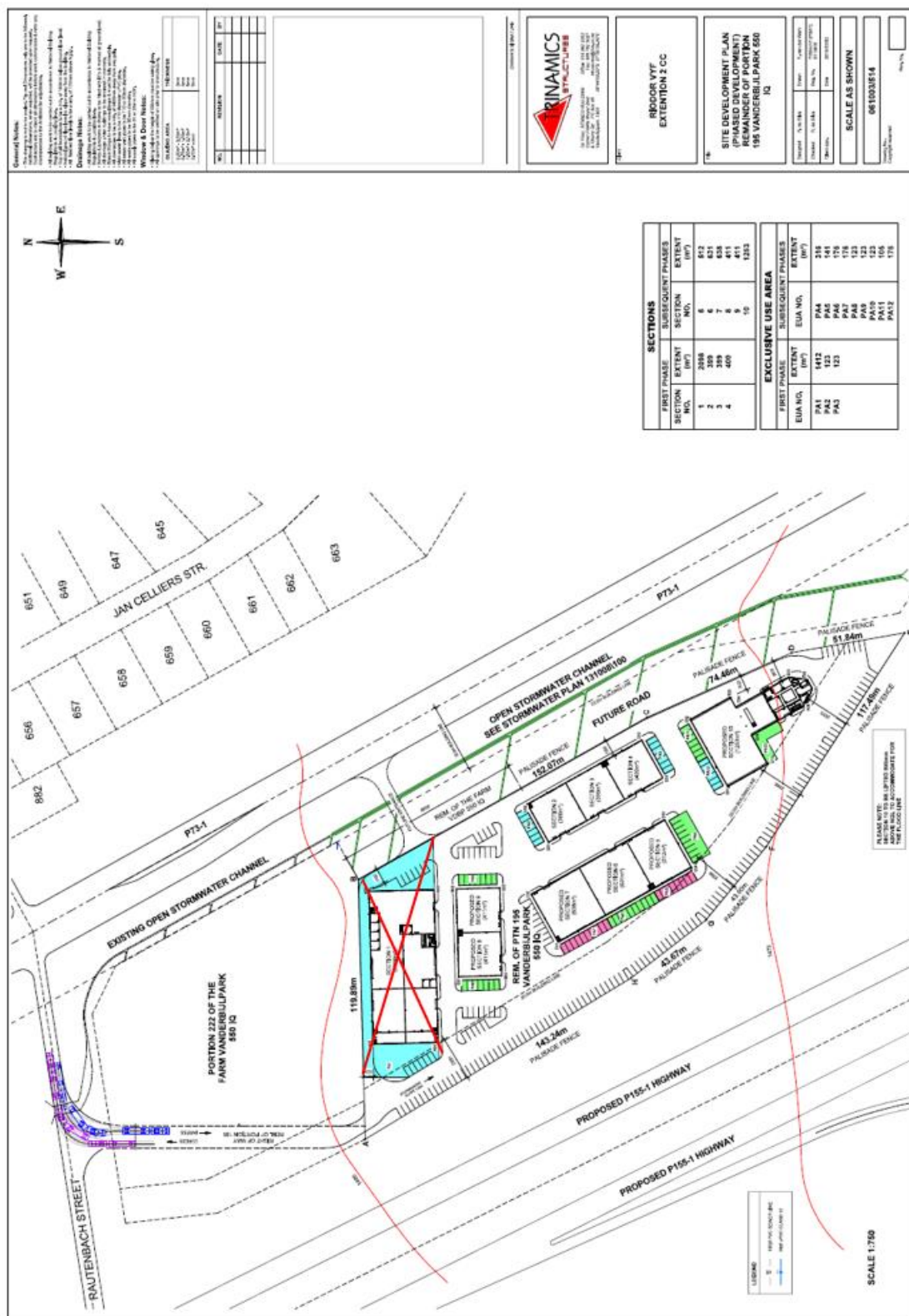
Photos

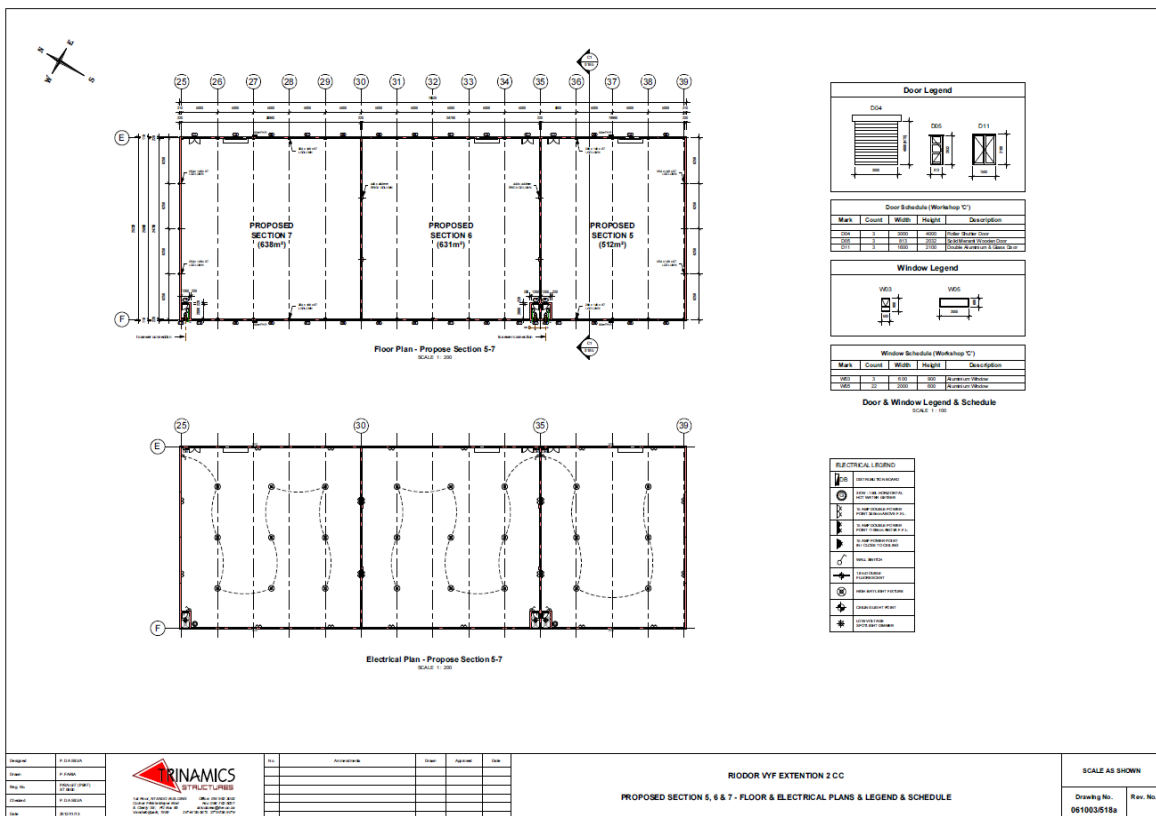
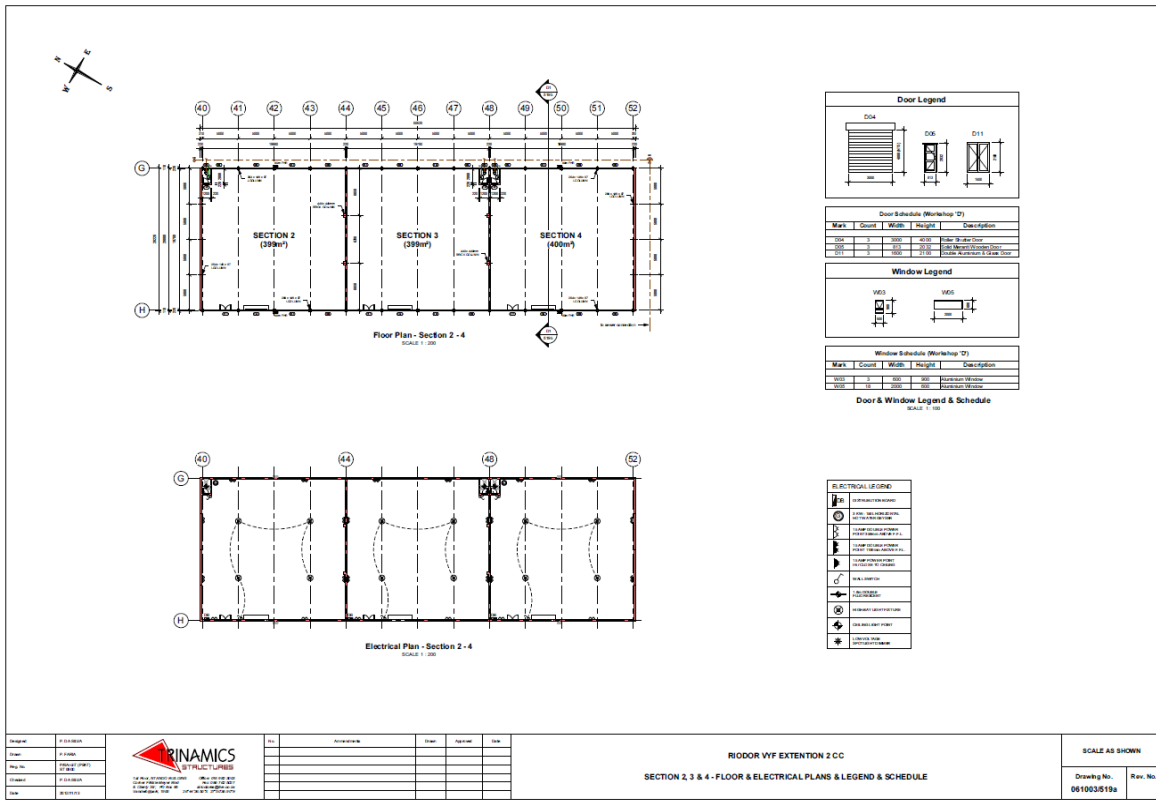






Site Plan







CSG



The CSG filled graphic, that is filled in, demarcates the boundaries of the site that the scheme is situated on. The boundary fence that was erected, as indicated with the broken line, is not the boundary of the site.

Map



GPS Co-Ordinates 26°42'14.5"S 27°48'40.2"E
-26.704028, 27.811167

Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the auction.

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

Pieter Nel

084 8800 165 / pieter@bideasy.co.za

Disclaimer

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The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.