

# INFORMATION PACK

FOR

## 126m<sup>2</sup> AAA GRADE CORPORATE OFFICES ***TIJGER VALLEY OFFICE PARK***

UNIT 4, BUILDING 98, 98 PONY STREET, SILVER LAKES, PRETORIA



**ON SITE AUCTION – Wednesday, 12 August 2020 @ 11h00**  
Pieter Nel – 084 8800 165 / [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)  
[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

Title Deed Information –

**4 SS TIJGER VALLEI 97/98 (293/2008), TIJGER VALLEI EXT 8,97,0, GAUTENG – JR**

**Known As:** Unit 4, Building 98, Tijger Vallei Office Park, Silver Lakes Road, Pretoria

**Title Deed:** ST77371/2014

**Extent:** 126.000SQM

**Local Authority:** KUNGWINI LOCAL MUNICIPALITY

**Registration Division:** JR

**Province:** GAUTENG

**Registered Owner:** V 3 PROP TRUST

**VAT Status:** The seller IS registered for VAT

**Zoning:** BUSINESS

## Property Information

126m<sup>2</sup> Corporate office space in Tijger Vallei Office Park, located within the business hub of the vibrant commercial, retail and residential node in Silver Lakes, Pretoria. Tijger Vallei Office Park is a highly sought-after commercial park with easy access near M6 (Lynnwood Road) and in close proximity to the N4 Highway.

The unit can be configured according to buyers' requirements from open plan to multi-office floorplan. The unit has a private kitchen and air-conditioning.

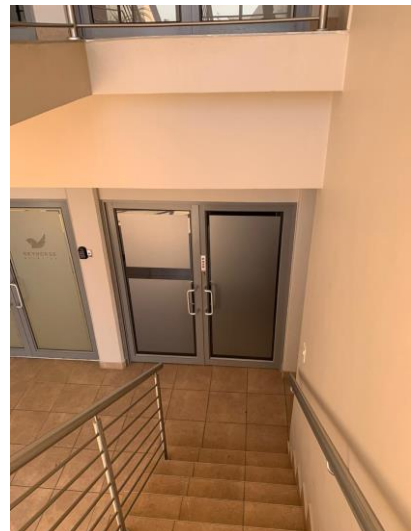
### The current configuration includes:

- Storage
- Reception Area
- Bathroom Facilities
- Offices
- Open-Plan Office / Seating Space
- Kitchen
- Boardroom
- 2 x Undercover Parking's
- 2 x Open Parking's

Rates & Taxes ± R3 769.79

Levies ± R 1 813.00

## Photos



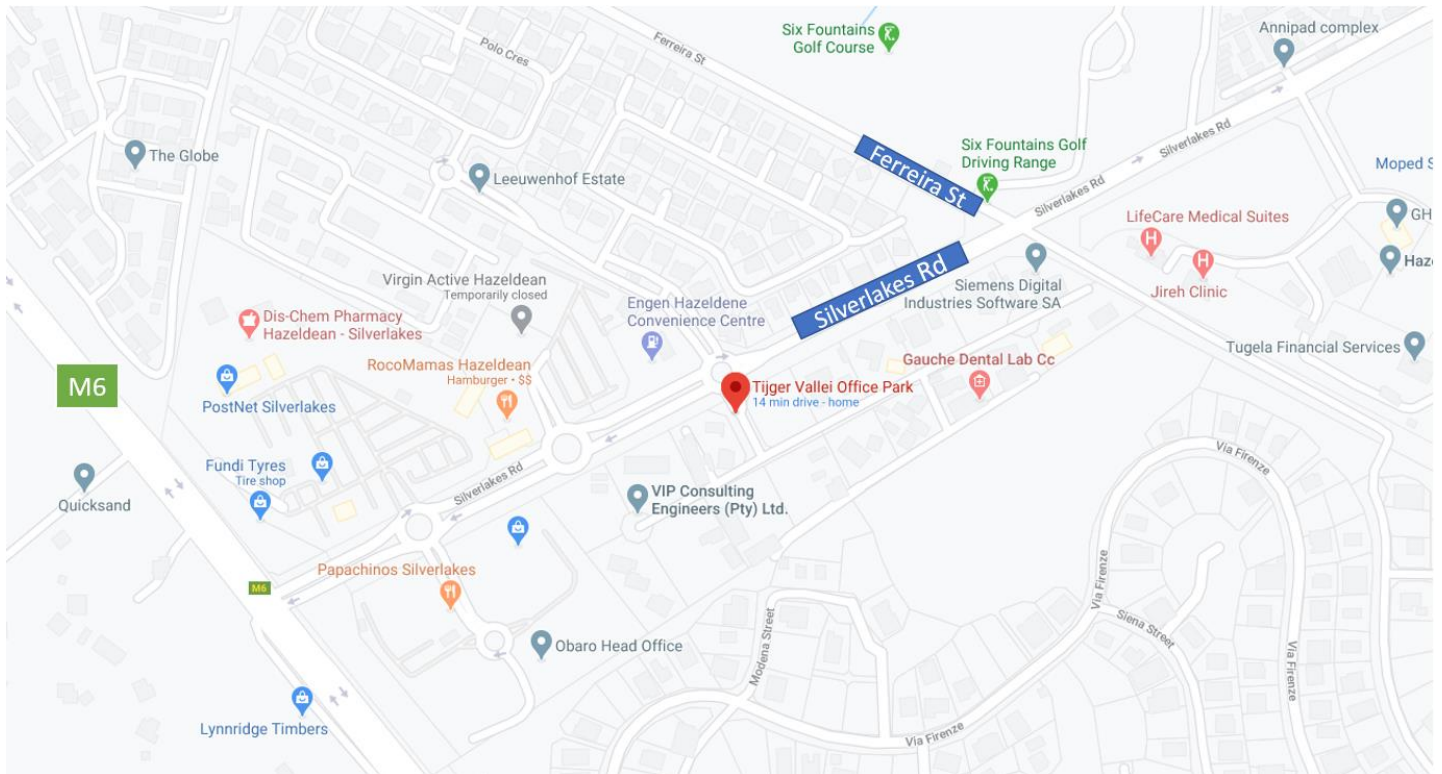




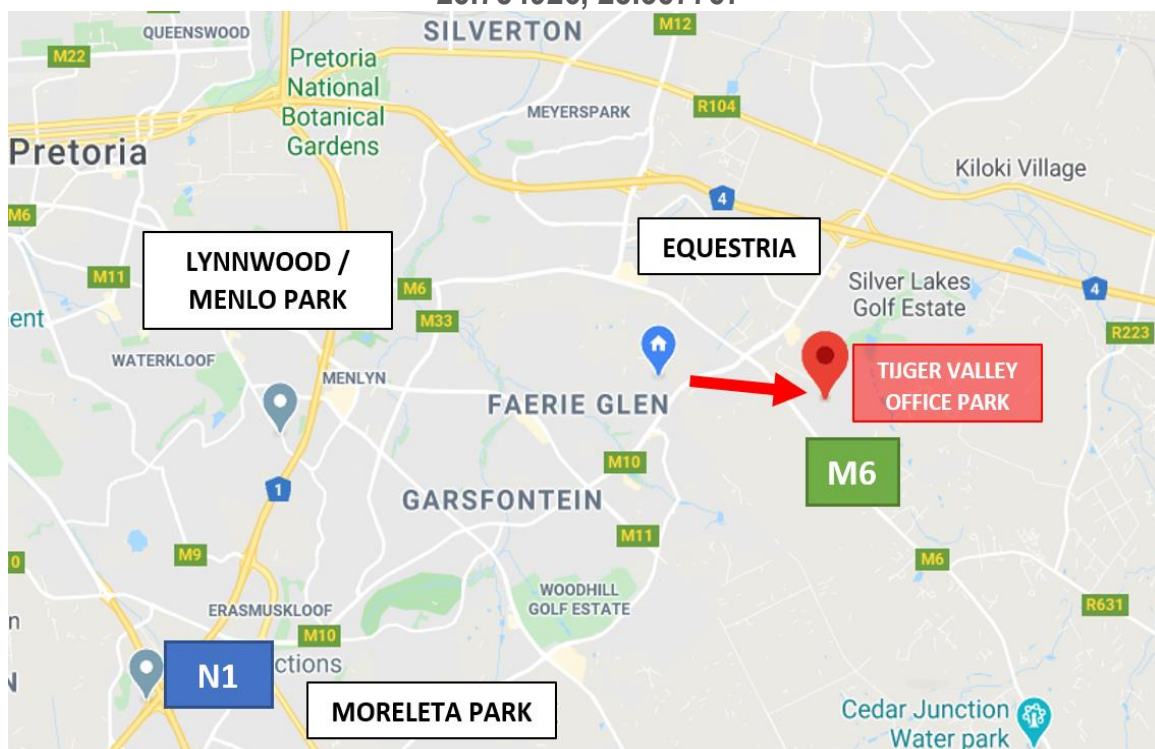




## Map

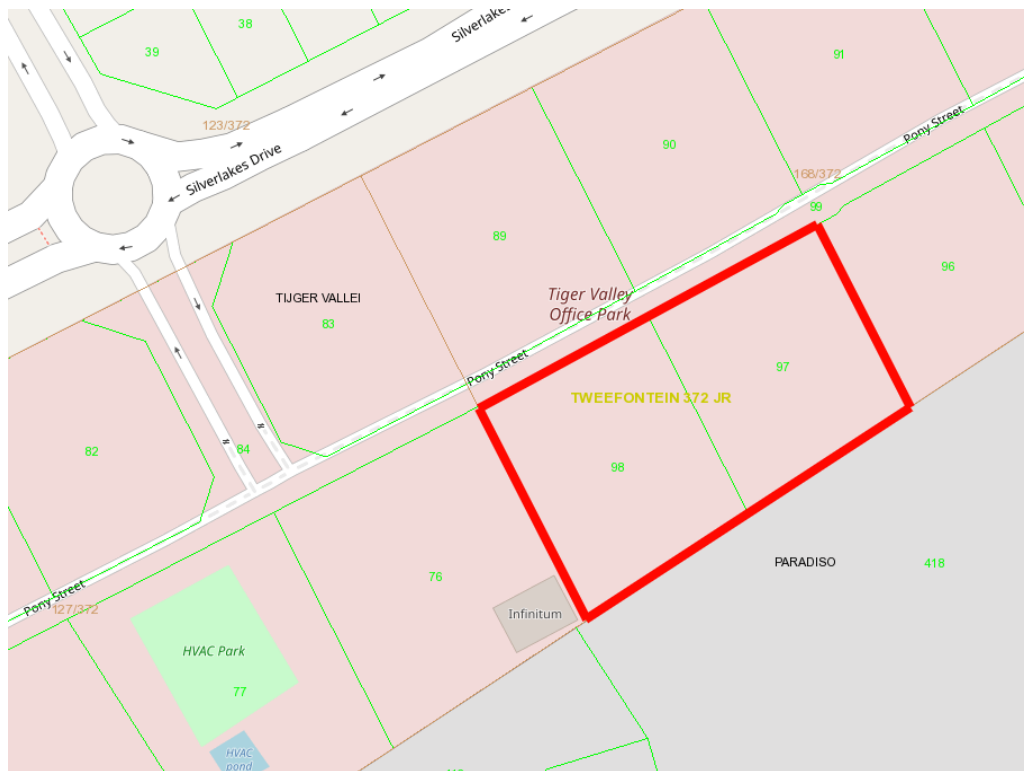


**GPS Co-Ordinates 25°47'05.7"S 28°21'27.9"E**  
**-25.784926, 28.357757**





CSG



Aerial Shot



## Terms & Conditions

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](mailto:pieter@bideasy.co.za)**

## Disclaimer

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