

# INFORMATION PACK

FOR

## WAREHOUSE / DISTRIBUTION HUB / WORKSHOP – 1Ha IN COMMERCIAL NODE

281/25 E.P. MALAN ST, POMONA AH, KEMPTON PARK



**ON SITE AUCTION – Thursday, 22 April 2021 @ 11h00**

Dehan | 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)

[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

### Title Deed Information –

**PTN 25 OF ERF 281, POMONA ESTATES AH, GAUTENG – IR**

**Known As: 281/25 E.P. MALAN ST, POMONA AH, KEMPTON PARK**

**Title Deed: T5735/2010**

**Extent: 1.0112H**

**Local Authority: GREATER EAST RAND METRO**

**Registration Division: IR**

**Province: GAUTENG**

**Registered Owner: MAROELA BUSDIENS PTY LTD**

**VAT Status: The seller is NOT registered for VAT**

**Zoning: AGRICULTURAL**

## Property Information

1 Ha property situated in the heart of Gauteng's import and export node which has massive future growth and upcoming expansions. The property is perfect for Warehousing / Distribution hub / Workshop with accommodation / staff quarters.

The site is ideally located in the aerodrome zone close to the O.R Tambo Airport giving you accessible travel routes to roads like R21, M45, Atlas Road and Pomona Road etc.

Electric fenced perimeter with a neat Office building containing multiple offices, waiting area, kitchenette, and staff bathrooms.

There is a House and flat on the property that could be used as a manager's house or staff accommodation. Ample Parking in the front of the property.

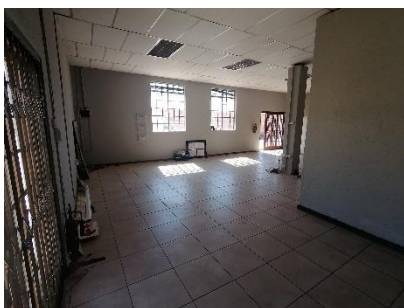
The property is located right in the Commercial node of Pomona and was previously utilized by Onsite Waste Management Solutions who offered an extensive range of environmental solutions to waste-generating industrial and mining customers. The Property will be sold with the whole system in place (90% complete).

## Property Improvements:

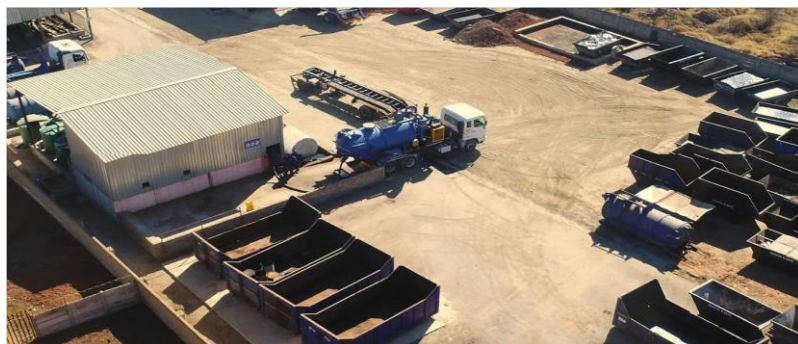
- 3 Bed House with 2 Bathrooms & Lapa
- 2 Bed Flat
- Staff quarters
- Large Warehouse with office space
- Office Building
- Weigh Bridge
- Large Wash Bay
- Part complete water cleaning station
- 2 x Shaded Storing areas



## Photos





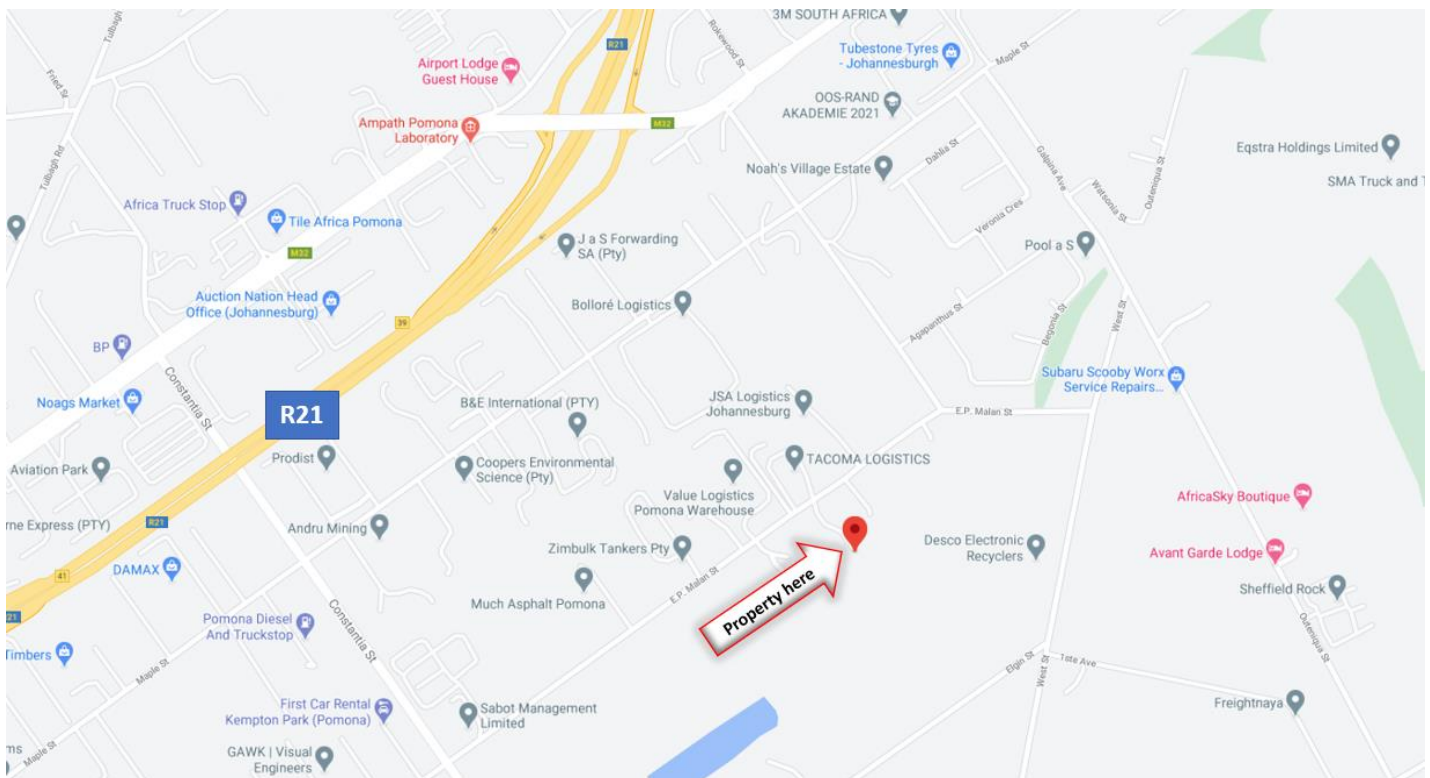




## Aerial



## Map



GPS Co-Ordinates 26°05'56.5"S 28°16'23.5"E  
-26.099036, 28.273196





## 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:**

**Dehan Engelbrecht**

**073 154 1745**

**[dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)**

## Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at [www.bideasy.co.za](http://www.bideasy.co.za) or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

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.