

INFORMATION PACK

FOR

LANDMARK COMMERCIAL BUILDING **GARSFONTEIN ROAD**

G.F.A. - 1552m² / G.L.A. - 1370m²

160 GARSFONTEIN ROAD, ASHLEA GARDENS



ON SITE & ONLINE & TELEPHONIC AUCTION:

Wednesday, 27 May 2026 @ 11h00

Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 1 OF ERF 189, ASHLEA GARDENS, GAUTENG - JR

Known As:	160 GARSFONTEIN ROAD ASHLEA GARDENS
Title Deed:	T44105/2018
Extent:	1982m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller IS registered for VAT
Zoning:	SPECIAL: OFFICE



Area Summary

This part of Garsfontein Road has been transformed into a **thriving commercial corridor** with modern property trends and traditional residential freeholds gradually being replaced by intensive sectional title units or commercial blocks, on the doorstep of Menlyn Maine and Menlyn with immediate access to the N1 Highway.

Many infrastructure developments, including high-density residential developments and Commercial Developments, over the past couple of years have rejuvenated the area, with many more projects on the go.

Property Information

The Corporate Landmark: 160 Garsfontein Road **Secure Your Brand's Future in Pretoria's Premier Business Hub**

The **Strategic Location & Sought-After Address** place this property in a **Prime** location. Situated on Garsfontein Road bridging the gap between major commercial nodes like Menlyn Park Shopping Centre and the vibrant lifestyle hub of Hazelwood Village, this commercial opportunity offers excellent exposure.

The property boasts effortless access to the N1 freeway on/off-ramps, ensuring seamless connectivity for staff and clients.

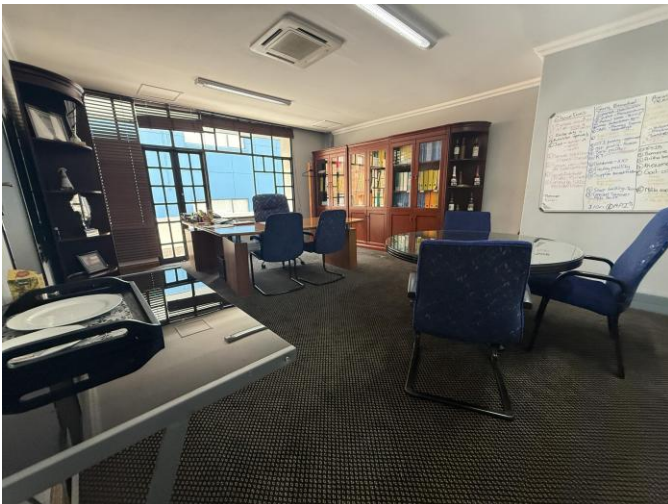
Positioned directly on Garsfontein Road in Ashlea Gardens, one of Pretoria East's busiest arterial roads, provides massive daily traffic counts and invaluable out-of-home advertising for any resident brand.

This 1552m² G.F.A. Commercial Building on this corridor commands immediate respect and presents as a “corporate landmark,” enhancing brand authority through physical presence. The interior of the building has been **renovated** and is in excellent condition, ideal for an owner occupier.



The layout includes a mix of private offices, open-plan collaborative zones, and professional meeting facilities, with drywall partitioning for increased versatility and personalisation. There is underground parking.

There is a **Volvo 150kVA Silent and Weatherproof Generator** in the building.



This is an excellent investment for Property Portfolio Fund managers as commercial properties in Ashlea Gardens are historically resilient, with long-term lease potential ranging from 3 to 10 years, offering a stable hedge against inflation for any property investor.

Leases – 1 370.65m² G.L.A.

	Company	Office Space	No of years	Lease start	Lease End	Total (Include 15% Vat) Incl Parking	Vacant	Parking	Number Parking	Parking Shade Net	Parking Using
1	Nerpo*	529,86	15	2015	2030	R 52 358,73		R -	5	2	8
2	Gold Hammer Holdings	21,1	3	2024	2027	R 5 299,44		R 505,62	1		1
4	David Akani Sithole Inc.	26,12	3	2025	2028	R 6 151,64		R 505,62	1		1
5	Madalane Law Inc.	68,67	5	2022	2027	R 14 459,09		R 1 011,24	2		3
6	Ndziane Inc*	103,41	10	2020	2030	R 25 015,42		R 1 011,24	2		2
7	SASA	37,22	5	2024	2029	R 9 699,37		R 1 204,40	2		2
9	TSHEMONI	32,7	5	2026	2031	R 8 662,70		R 1 011,24	2		2
10	Alderwood*	113,59	15	2015	2030	R 28 377,82	R -	R 2 022,48	4		6
11	Zizwe Fuels Group*	45	10	2020	2030	R 11 483,72		R 1 011,24	2	2	5
12	Univest Properties	64,47	10	2025	2030	R 15 367,72		R 505,62	1		1
16	Vacant Space	328,51	0	0	0	R -	R 76 918,73		8		
	Total	1370,65	81,00			R 176 875,65	R 76 918,73	R 8 788,70	30	4	31

*Owner Leases that will cease with transfer.

Rates & Taxes: ± R26,849.17 p/m

Regional Spatial Development Framework

The property lies in region 3 of the Tshwane Regional Spatial Development Framework. Statutory planning legislation, which governs the potential future use of the area in which this property is situated, earmarks the subject property for 2 uses, namely “Mixed Use” or “Residential Densification” purposes, with height restriction capped at 4 Storeys (15m).

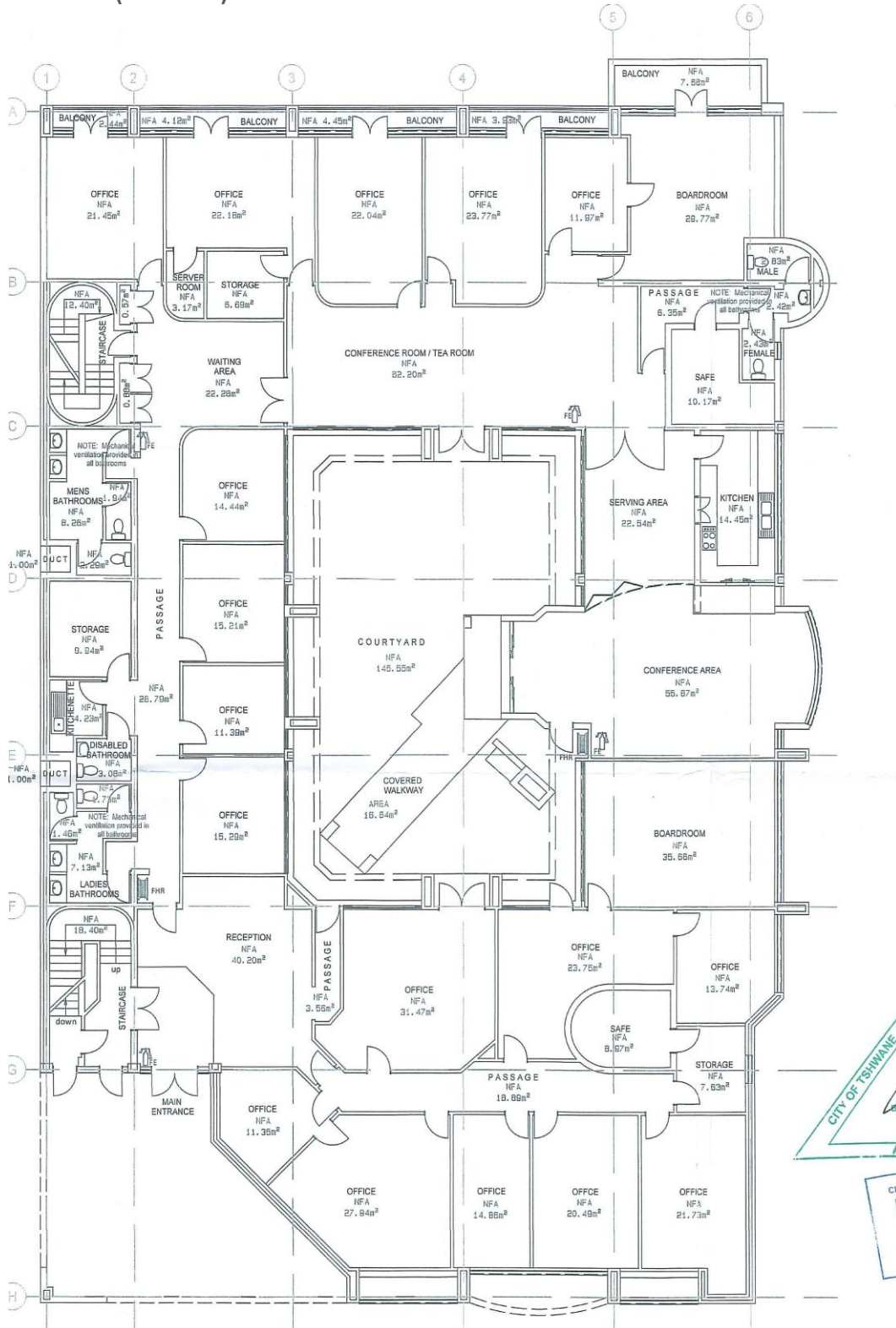
“Mixed Uses” refers to land uses such as office, commercial/residential / retail/entertainment / institutional. Mixed uses may refer to retail at street level, institutional on the floor above, and residential on the upper floors, or only one use per erf. Such land uses will be considered on merit and must be compatible with the surrounding area, and shall focus on serving the local community, and the land use rights for this property may, in principle, be supported by the Municipality (subject to sufficient parking allocation and to any registered servitudes).

“Residential Densification” refers to high-density accommodation in the form of apartments/flats. A density of 80 units per hectare is recommended by the planning policies of the Municipality. By considering the extent of the property, a maximum of 16 dwelling units may be developed on the subject property, subject to the consent of the municipality (subject to sufficient parking allocation and to any registered servitudes).

Garsfontein Road is regarded as an Activity Spine: The street provides a focus for various non-residential and medium to higher density residential developments that create a vibrancy and specific identity. Mixed uses along the spine is permitted; Interface with adjoining lower intensity residential developments to be treated sensitively (stepping of building – meaning 4 storeys to face on Garsfontein Road and 2 Storeys facing south).

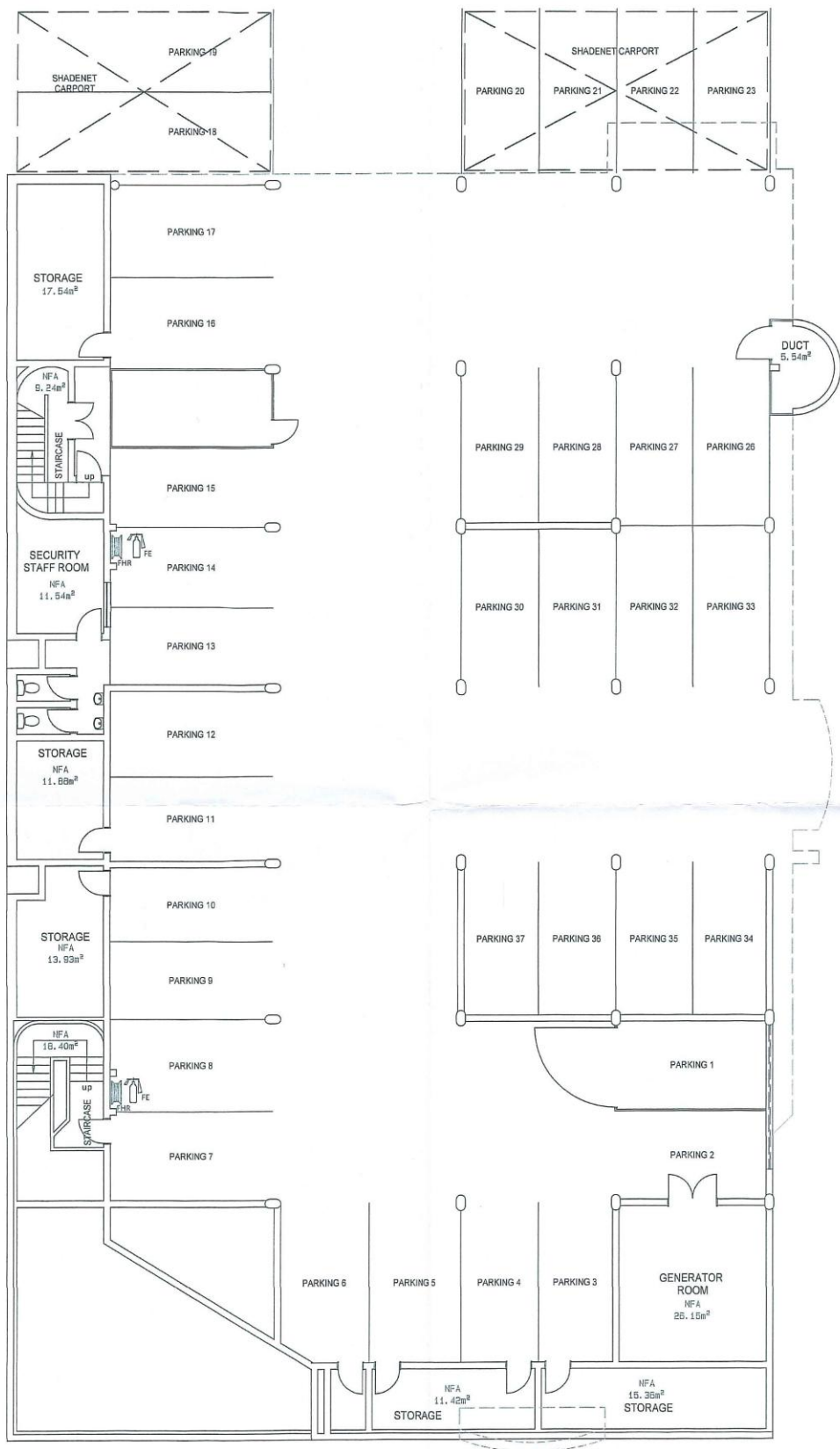


Ground Floor Plan (As Built) Extract



GROUND STOREY PLAN
SCALE 1:100

Lower Floor Plan (As Built) Extract



Zoning Information on Plan (As Built) Extract

ZONING INFORMATION		
USE ZONE 28: Special USE PERMITTED: Offices USE WITH CONSENT: None DENSITY: Not Applicable COVERAGE: 50% HEIGHT: 2 Storeys FLOOR AREA RATIO: 0.85 BUILDING LINES: 12m Garsfontein Road PARKING RATIO: 3 Parking spaces per 100sqm gross floor area		
OCCUPATION CLASSIFICATION: G1 (Offices)		
	REQUIRED	PROVIDED
COVERAGE	50%	48.05%
HEIGHT	2 Storeys	2 Storeys
FLOOR AREA RATIO	0.85	0.78
PARKING	3 per every 100sqm = 47 PARKINGS	50 Provided
GFA = AREA x 0.4		FAR = GFA / AREA OF PROPERTY
2257.64 x 0.4 = 903.06		1552.77 / 1983m ² = 0.78
Actual GFA = 1552.77m ²		FAR = 0.78






Photos



SG Diagram

SHEET 1 OF 2 SHEETS

SUBDIVISIONAL DIAGRAM

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 29° X		SG No. 78/2016 approved <i>Apdla</i> for SURVEYOR- GENERAL 2016-01-25	
		Constants	0,00 +2 800 000,00		
A B	33,22	291.50.10	A	+73 734,61	+53 029,35
B C	60,42	21.50.10	B	+73 703,77	+53 041,71
C D	26,93	112.25.00	C	+73 726,24	+53 097,79
D E	8,95	157.07.30	D	+73 751,13	+53 087,52
E A	53,79	201.50.10	E	+73 754,61	+53 079,28
SERVITUDE DATA					
a b	4,00	291.50.10	a	+73 711,30	+53 038,69
b c	8,07	351.08.40	b	+73 707,59	+53 040,17
c C	53,48	21.50.10	c	+73 706,35	+53 048,15
C d	4,00	112.25.00	C	+73 726,24	+53 097,79
d e	52,24	201.50.10	d	+73 729,94	+53 096,27
e f	7,91	170.26.50	e	+73 710,51	+53 047,77
f a	1,39	201.50.10	f	+73 711,82	+53 039,98
TRIGONOMETRICAL BEACONS					
MENLO MAST		2528-452		+73 376,09	+51 698,06
DIP RES		2528-448		+74 569,99	+55 162,33
<p>The figure A B C D E A represents 1 982 square metres of land being Portion 1 of Erf 189 in the township ASHLEA GARDENS</p>					
Gauteng Province Surveyed in August to September 2014			 Oekert Raal Professional Land Surveyor by me Registration Number: PLS 0902-D		
This Diagram is annexed to No. Pretoria Registrar of Deeds		The original diagram is S.G. No. 9291/2002 Transfer No. T625/2004		File: Erven S.R. No. 43/2016 G.P.SG No. A4189/1959 Comp JRSM-341 TP 1134	

SHEET 2 OF 2 SHEETS SUBDIVISIONAL DIAGRAM

BEACON DESCRIPTIONS

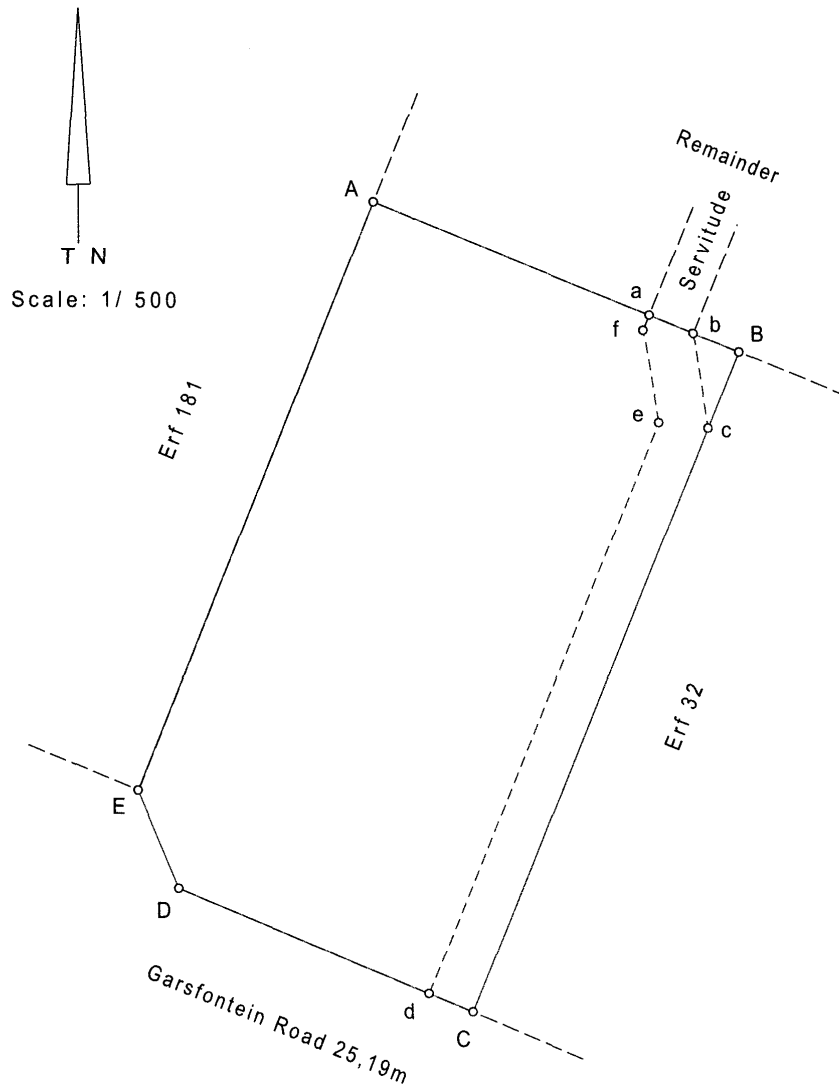
- A, E 12mm Iron peg
- B North-west corner of concrete pillar
- C 12mm Iron peg on wall
- D, c 12mm Hole on wall
- a, b, e, f ... 12mm Hole in concrete
- d 12mm Hole in paving

SG No.
78/2016
approved

[Signature]
for
SURVEYOR-
GENERAL
2016-01-25

SERVITUDE NOTE:

1. The figure abcCdefa represents a Servitude 4,00 metres wide.



Portion 1 of Erf 189 in the township
ASHLEA GARDENS

Gauteng Province
Surveyed in
August to September 2014

[Signature]
Ockert Raal

Professional Land Surveyor
by me Registration Number: PLS 0902-D

GIS



Map



GPS Co-Ordinates 25°47'00.9"S 28°15'53.7"E
 -25.783574, 28.264920



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

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 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.