

INFORMATION PACK

FOR

AA GRADE FULLY LET OFFICE BLOCKS & DEVELOPMENT OPPORTUNITY IN BOSKRUIN VIEW OFFICE PARK

C/O KELLY AVENUE & GIRDWOOD AVENUE, BOSKRUIN, RANDBURG



AUCTION VENUE: The Silver Birch Restaurant, Shop 20, Lifestyle Garden Centre, Beyers Naudé Drive, Randburg

Auction Date – Wednesday, 28 November 2018 @ 14h00

Contact: Pieter Nel – 084 8800 165

pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 1 OF ERF 965 BOSKRUIIN EXT 45

Known As: Unit 1, Boskruin View Office Park, c/of Kelly Ave & Girdwood Ave, Boskruin,
Randburg

Title Deed: T1354/2004

Extent: 1047.0000SQM

PORTION 3 OF ERF 965 BOSKRUIIN EXT 45

Known As: Unit 3, Boskruin View Office Park, c/of Kelly Ave & Girdwood Ave, Boskruin,
Randburg

Title Deed: T1356/2004

Extent: 985.0000SQM

PORTION 7 OF ERF 965 BOSKRUIIN EXT 45

Known As: Unit 7, Boskruin View Office Park, c/of Kelly Ave & Girdwood Ave, Boskruin,
Randburg

Title Deed: T1360/2004

Extent: 723.0000SQM

PORTION 8 OF ERF 965 BOSKRUIIN EXT 45

Known As: Unit 8, Boskruin View Office Park, c/of Kelly Ave & Girdwood Ave, Boskruin,
Randburg

Title Deed: T1361/2004

Extent: 873.0000SQM

Local Authority: CITY OF JOHANNESBURG

Registration Division: IQ

Province: Gauteng

Registered Owner: ENVISION INV PTY LTD (REG: 1998/16747/07)

VAT Status: The seller IS registered for VAT

Zoning: Business and Commercial properties

*** FULLY LET AA GRADE OFFICES BLOCKS & DEVELOPMENT STAND ***

Boskruijn View Office Park is an AA grade office park situated just off Beyers Naudé Drive, in Randburg, with easy access to the N1 Freeway on/off ramp. The park is well maintained with beautiful gardens and upmarket exterior finish.

There is 24 Hour security with access control. Open, shaded and basement parking.

The properties are full title/ 3 of the properties are developed – Units 1, 7 & 8. Unit 3 is undeveloped but has approved plans.

Each Full Title Property, referred to as units, consists of:

- Multiple Offices
- Reception Areas
- Kitchenets
- Canteen
- Balconies
- Ablutions
- Ample Basement and Open Parking
- Security
- Air-Conditioning
- Backup Generator

Development Data

Ptn No. (Unit)	Site Area	F.A.R Ground Floor	F.A.R 1 st Floor	G.L.A Ground Floor	G.L.A 1 st Floor	Total G.L.A	Basement Parkings	Open Parkings
1	1047m ²	237.97m ²	249.88m ²	314.4m ²	286.6m ²	601m ²	14	7
3*	952m ²	167.85m ²	167.85m ²	169m ²	169m ²	338m ²	11	7
7	722.03m ²	167.85m ²	167.85m ²	169m ²	169m ²	338m ²	11	7
8	873m ²	154.37m ²	154.37m ²	155m ²	155m ²	310m ²	10	7

Notes: * Unit 3 is undeveloped – approved plans available

Lots – The properties will be offered in the following lots

Lot 1	Unit 1 & 3 (Stand)
Lot 2	Unit 7, 8 & 3 (Stand)
Lot 3	Unit 1, 7, 8 & 3 (Stand)

Rent Roll

Unit	Lease Length	Rental Income (Excl Vat)	Parking Bay Income (Excl Vat)
Unit 1			
Advice Worx	31-Jul-19	R47 674,60	R3 739,49
Public Display Technologies	31-Jul-19	R48 165,97	R3 710,62
Brilliant Link			R1 512,00
Unit 7			
D2G Investments	30-Jun-21	R15 105,00	R3 250,00
Vaco Holdings	Month to Month 6 month notice	R17 984,49	R1 066,72
Unit 8			
Telecom Options	13-Mar-19	R13 700,00	R2 000,00
Elane Botha & Maryke Du Plooy	31-Mar-21	R13 015,00	R900,00
Sub Totals		R155 645,06	R16 178,83
Total Income		R171 823,89	

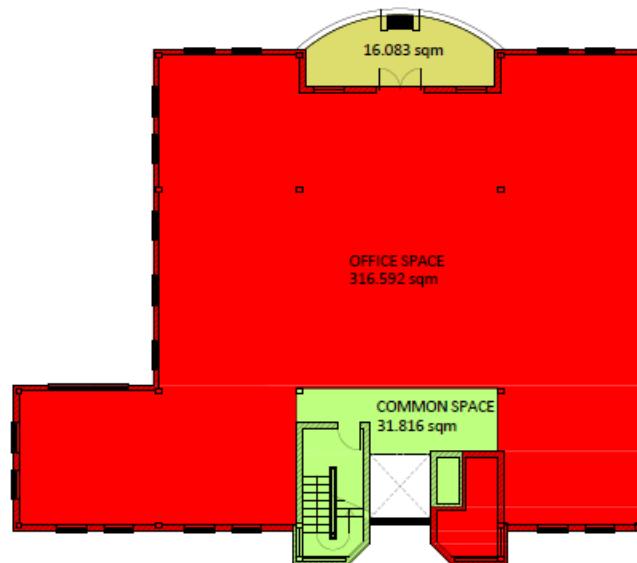
Expenses	Rates & Taxes	Levies
Unit 1	R7 959,00	R4 884,00
Unit 3	R801,00	R3 371,00
Unit 7	R6 524,00	R3 894,72
Unit 8	R8 434,00	R4 070,00

Typical Layout



EXTERNAL WALL MEASUREMENTS

3 i v e architecture	
DATE: 2023/07/11	SCALE: 1:100
DRAWN BY: [Signature]	CHECKED BY: [Signature]
PROPOSED INTERNAL OFFICE ALTERATIONS LEASING DIAGRAM GROUND FLOOR MIDWAY PARK, UNIT 1, BOSKRUIJN	



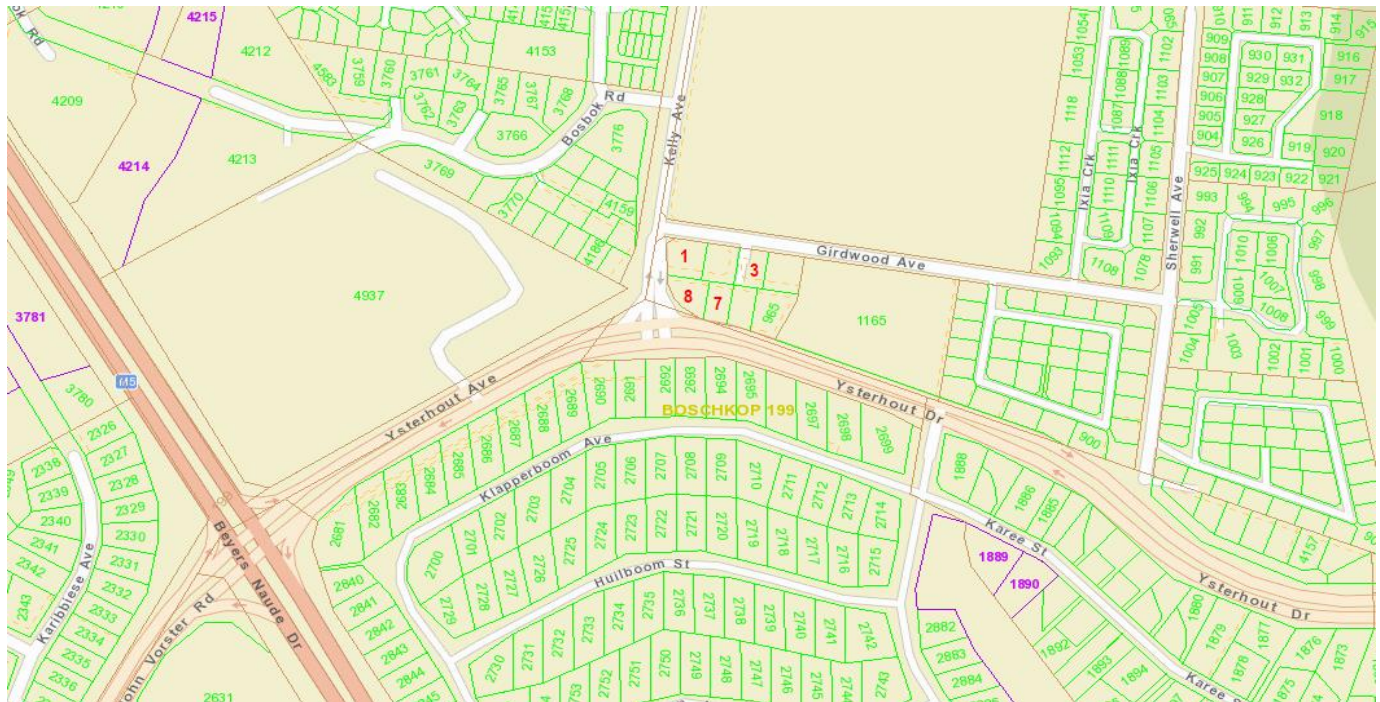
EXTERNAL WALL MEASUREMENTS

3 i v e architecture	
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PROPOSED INTERNAL OFFICE ALTERATIONS LEASING DIAGRAM FIRST FLOOR MIDWAY PARK, UNIT 1, BOSKRUIJN	

Aerial View

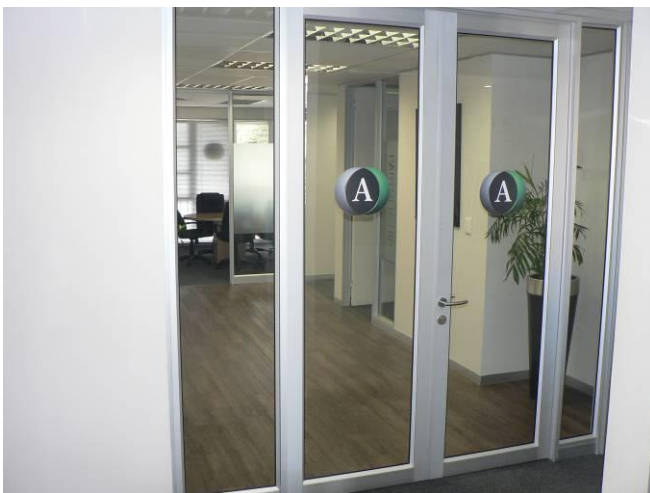


GIS

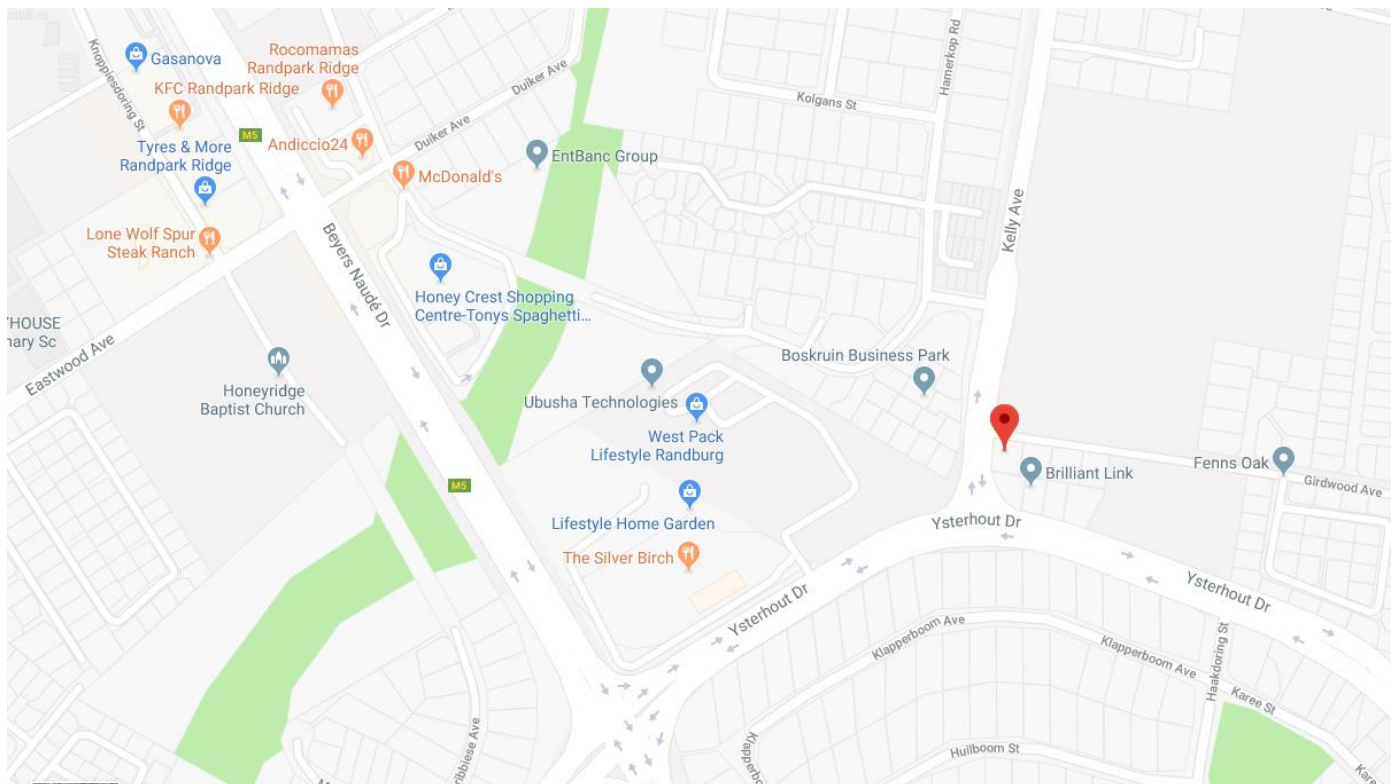
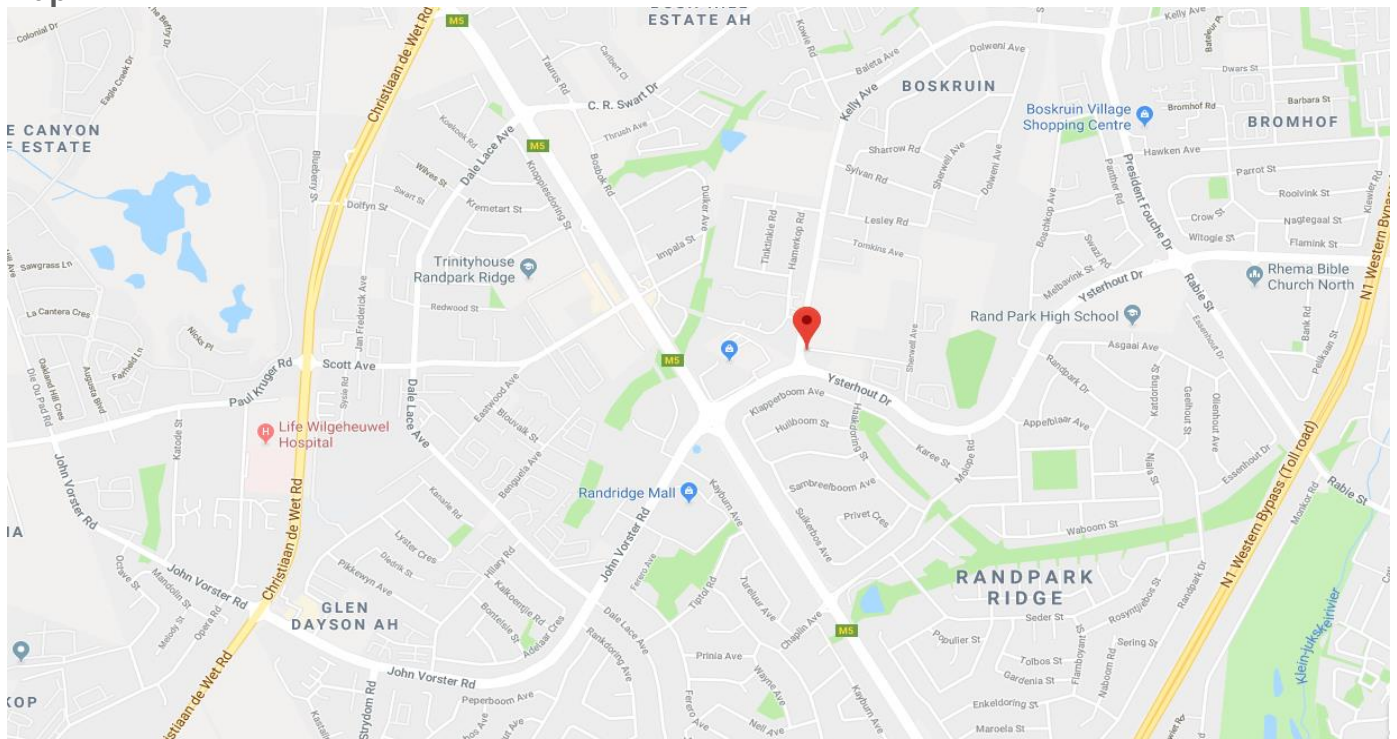


Photo's





Map



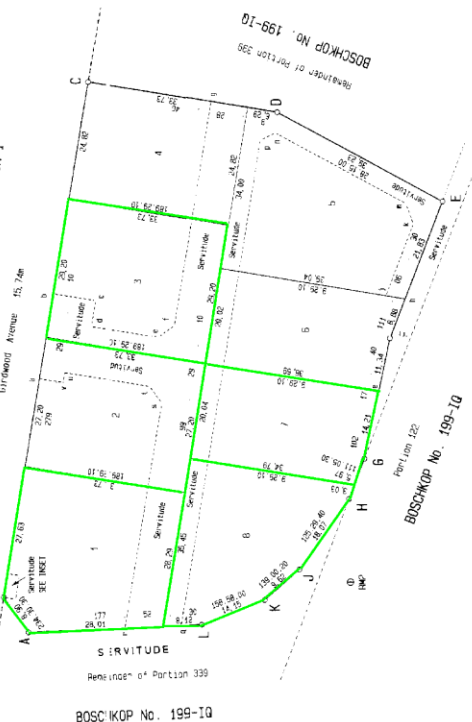
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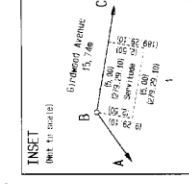
GENERAL PLAN

ORDINANCE : 15/1986	S.G. No. 2880/2001
SECTION : 92	Approved
PLAN :	for Surveyor-General 2001-05-09

DATA		MAIN FIGURE		CO-ORDINATES	
Sides	Angles of Direction	System	WGS 72	Y metres	X
A B	8.50	234.30	A	-94 684.95	-487 704.01
B C	108.05	279.29	B	-94 611.49	-487 636.04
C D	49.23	28.15	C	-94 710.76	-487 713.78
D E	36.71	111.06	D	-94 712.17	-487 753.29
E F	30.71	111.06	E	-94 683.94	-487 753.29
F G	9.00	111.06	F	-94 683.94	-487 753.29
G H	18.07	129.29	G	-94 531.59	-487 704.07
H I	14.15	129.29	H	-94 531.59	-487 704.07
I J	14.15	129.29	I	-94 531.59	-487 704.07
J K	14.15	129.29	J	-94 531.59	-487 704.07
K L	14.15	129.29	K	-94 531.59	-487 704.07
L A	14.15	129.29	L	-94 531.59	-487 704.07

AREAS		REFERENCE MARKS	
Portion number	Square metres	BM	TRIGONOMETRICAL BEACONS
1	1047	-94 617.03	-487 600.72
2	917	-94 614.27	-487 708.33
3	985		
4	837		
5	1155		
6	750		
7	723		
8	873		



INSET	Part to be sold
	
FTIF No. Erven	S.H. No. 170/2001
COMP. ZONE	439
DEFFS.	JOHANNESBURG

GENERAL PLAN

OR

PORTIONS 1 TO 8 OF ERF 965

BOSKRUIN EXTENSION 45

DIAGRAM S.G. No. 2879/2001, DEED OF TRANSITION No.

PROVINCE OF GAULING

SCALE 1 : 500

Surveyed in January 2001 by Mr.

N.J. MELBUSH

Professional Land Surveyor

Registration Number: 1915/0395

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.

For more information, please contact:

Pieter Nel

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