

# INFORMATION PACK

FOR

## COMMERCIAL / INDUSTRIAL DEVELOPMENT WITHIN AERODROME NODE

**46 FIFTH AVENUE, BREDELL EXTENSION 66**



**On Site Auction Date – Tuesday, 26 February 2019 @ 11h00**  
**Contact: 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

**Approved Township – BREDELL EXT 66**

**Previously: HOLDING 46, BREDELL AGRICULTURAL HOLDINGS**

**Known As: 46 Fifth Avenue, Bredell AH, Kempton Park**

**Title Deed: T62102/2013**

**Extent: 1.6357Ha**

**Local Authority: Ekurhuleni Metropolitan Municipality**

**Registration Division: IQ**

**Province: GAUTENG**

**Registered Owner: J J INV TRUST (IT: 5962/2007)**

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

**Approved Zoning: USE ZONE 9 - Industrial 2 for Commercial purposes, service industries, light industries and ancillary offices.**

## Property Information

Prime Location within Aerodrome Node – Fast Developing Commercial / Industrial Zone

1.6Ha Commercial development opportunity situated two minutes from the R21 highway on the Pomona off ramp. Ten minutes from OR Tambo International Airport.

The approved township consists of 2 erven – 227 & 228 Bredell Ext 66

Height	3 Storeys
Floor Area	Industrial / Commercial 7500m <sup>2</sup> / Offices 1000m <sup>2</sup>
Coverage	50%

Proclamation of the township will take place on registration of transfer of the properties into the name of the purchaser, at which time, the 101 certificate will be issued.

The municipality of Ekurhuleni are in the process of attending to bulk services upgrades for the area, due to the vast quantity of re-zoning applications and industrialization in the area. The bulk service contributions for each development will benefit from the municipality's project.

The town planner for this development is available to assist and support the purchaser.

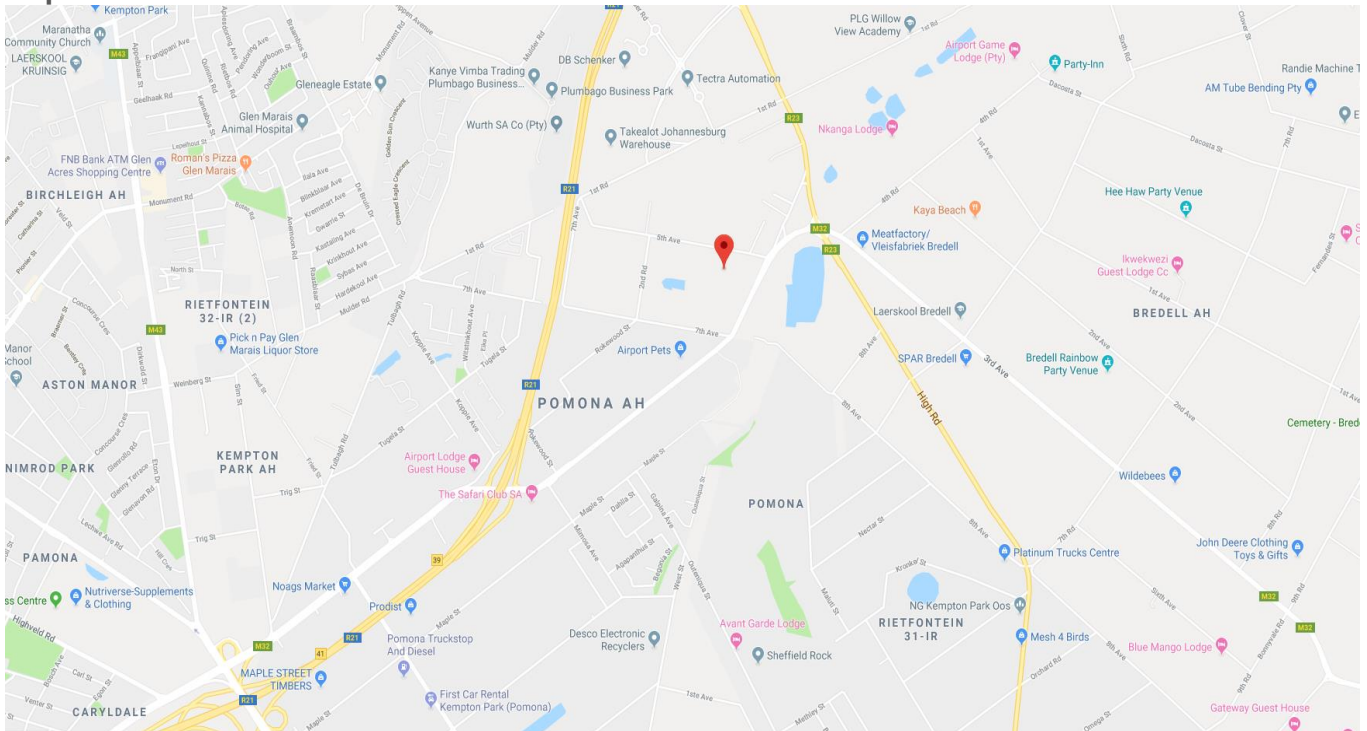






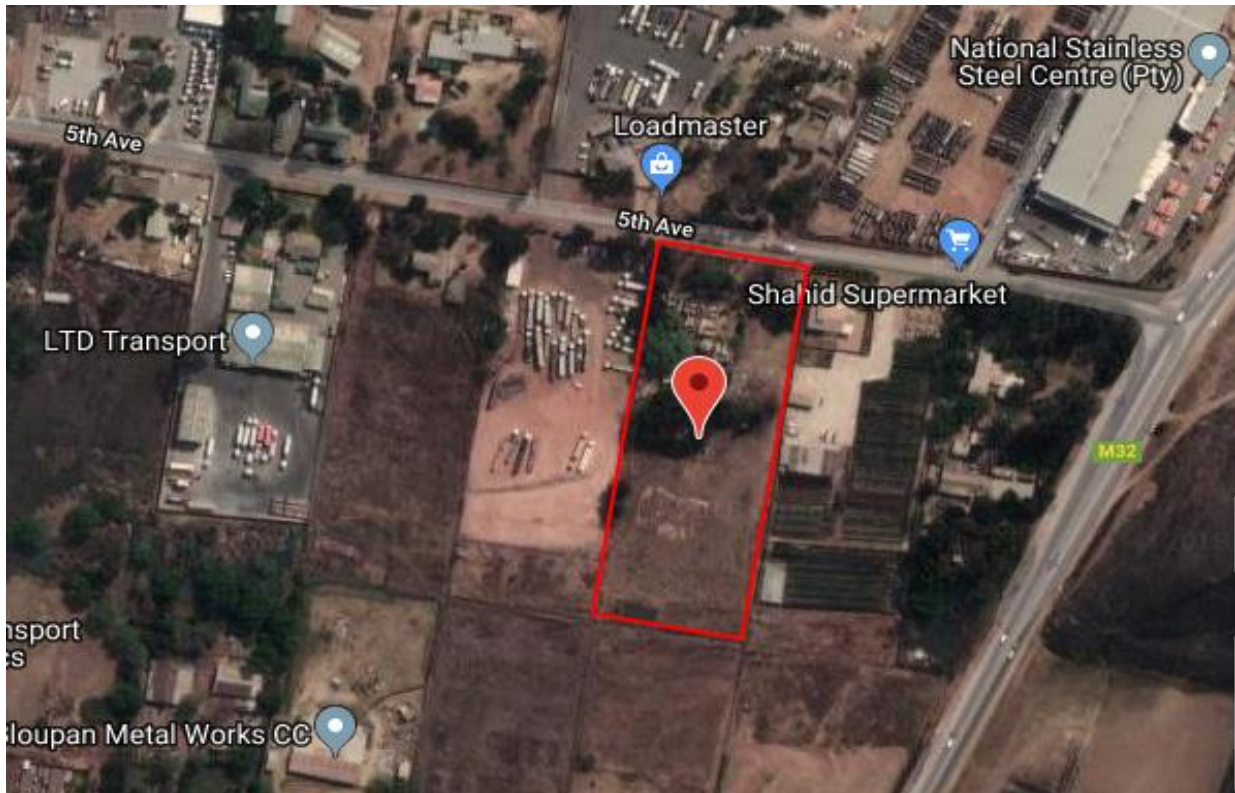


## Map

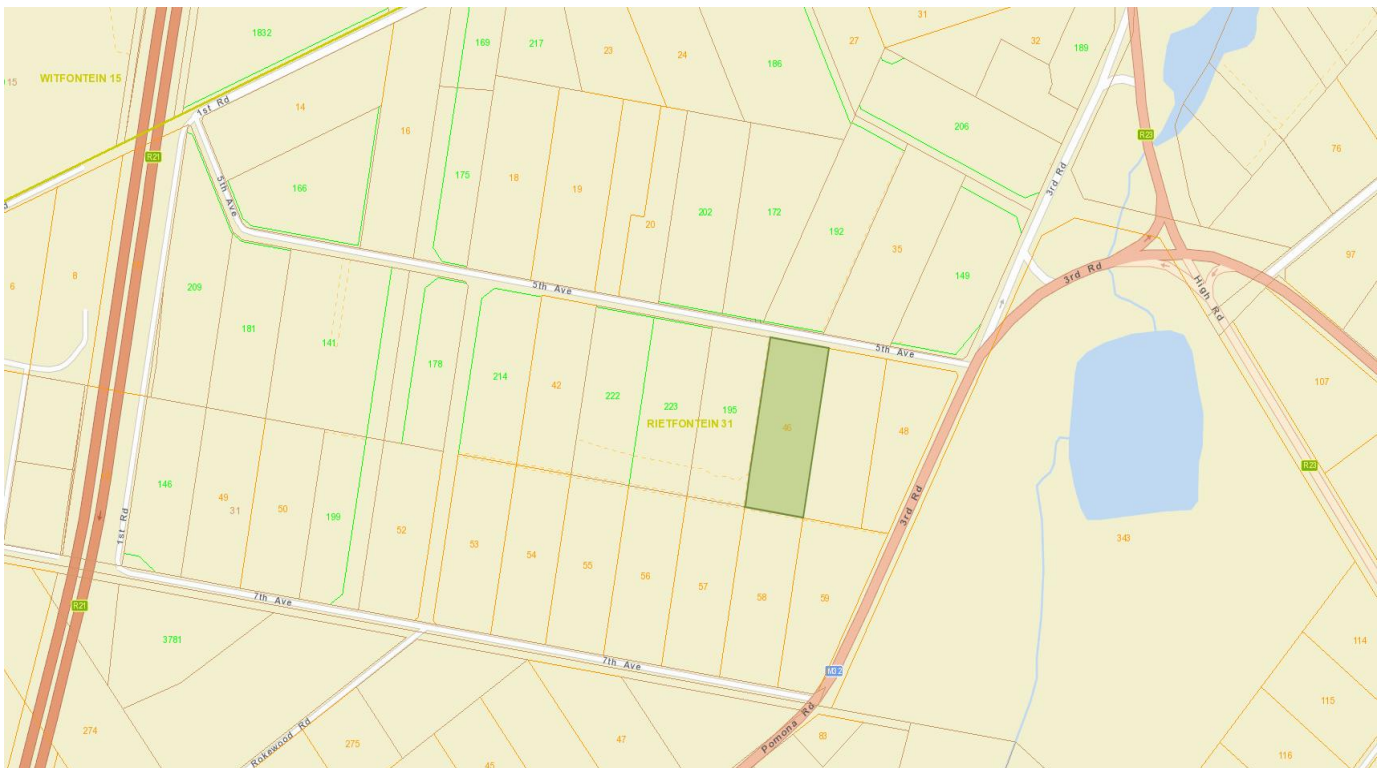


GPS Co-Ordinates 26°04'54.4"S 28°16'49.8"E  
-26.081787, 28.280506

## Aerial View



## GIS



## 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**

**Cell: 084 8800 165**

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

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