

# INFORMATION PACK

FOR

**COMMERCIAL OFFICE BUILDING**  
IDEAL FOR PROFESSIONALS, DOCTORS, ATTORNEYS, ENGINEERS

**249 Pasteur Boulevard, Vanderbijlpark**



**On Site Auction Date – Thursday, 25 July 2019 @ 11:00**

**Contact: Pieter Nel – 084 8800 165**

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## Property Information

### Title Deed Information –

**Erf 27 VANDERBIJL PARK CENTRAL WEST NO 1, GAUTENG**

**Known As:** 249 Pasteur Boulevard, Vanderbijlpark, Gauteng

**Title Deed:** T95922/2016

**Extent:** 650.0000SQM

**Local Authority:** EMFULENI LOCAL MUNICIPALITY

**Registration Division:** IQ

**Province:** Gauteng

**Registered Owner:** PROFREC PTY LTD (201412320907)

**VAT Status:** The Seller is Registered for VAT

**Zoning:** COMMERCIAL

### Property Information:

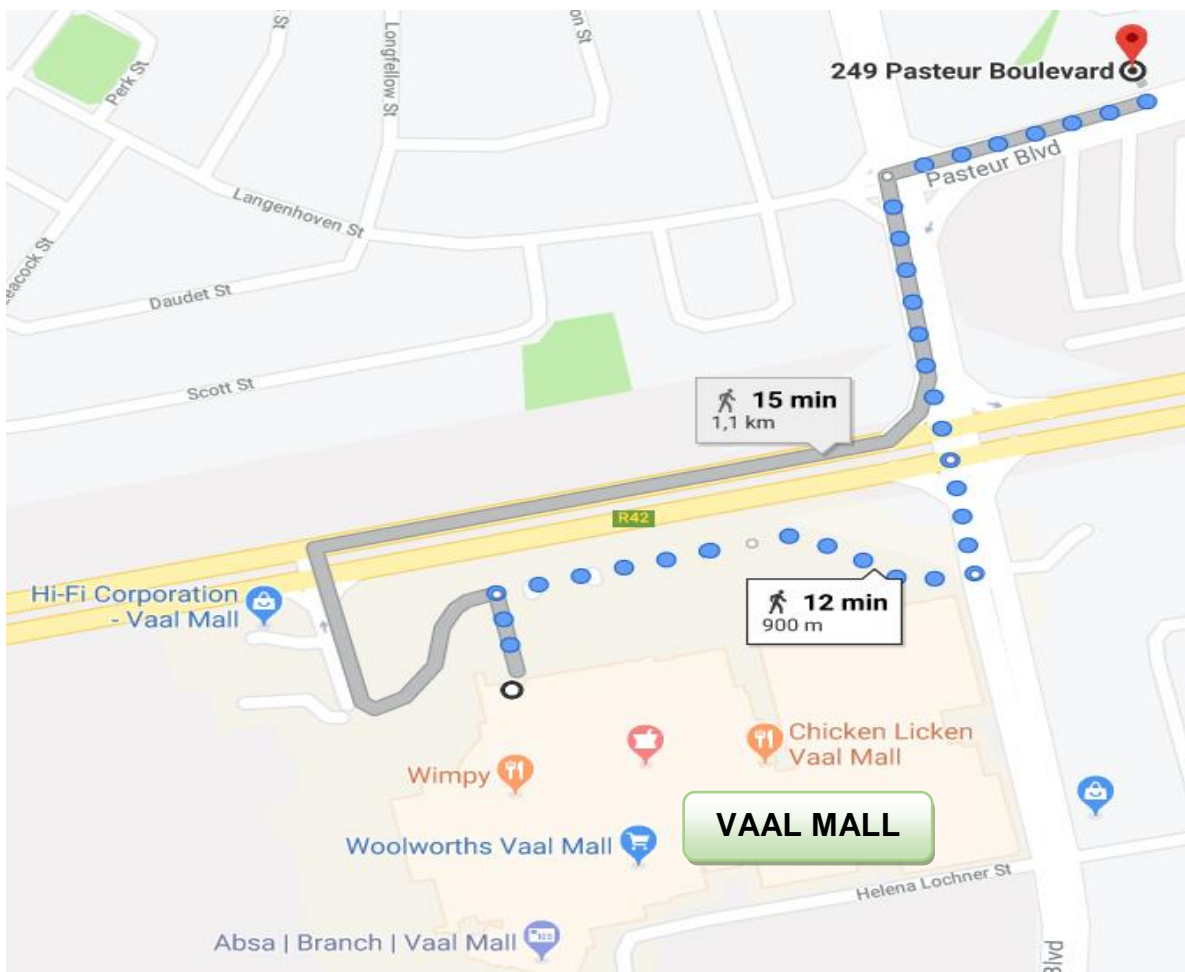
± 3-Year-Old Commercial Office Building ideal for Professionals, Doctors, Attorneys, Engineers, etc. The property is located on Pasteur Boulevard, 1 KM (15min walk) to the well-known Vaal Mall.

This newly build office building has modern and neat finishes, spacious offices, his and hers bathrooms and an extra paraplegic bathroom. There is ample shaded and non-shaded parking on the premises with a guard house, a camera surveillance system and a 6m electric motorized gate.

Rates & Taxes and Zoning Certificate available.

### This Property Offers:

- 1 x Reception
- 2 x Bathrooms
- 1 x Paraplegic Bathroom
- 1 x Outside Bathroom
- 8 x Offices
- 1 x Kitchen
- Storeroom
- Bar
- 1 x Guard House
- 10 x Undercover Parking Spaces
- Camera Surveillance System
- 6m Electric Motorized Gate





Photos  
OUTSIDE BUILDING









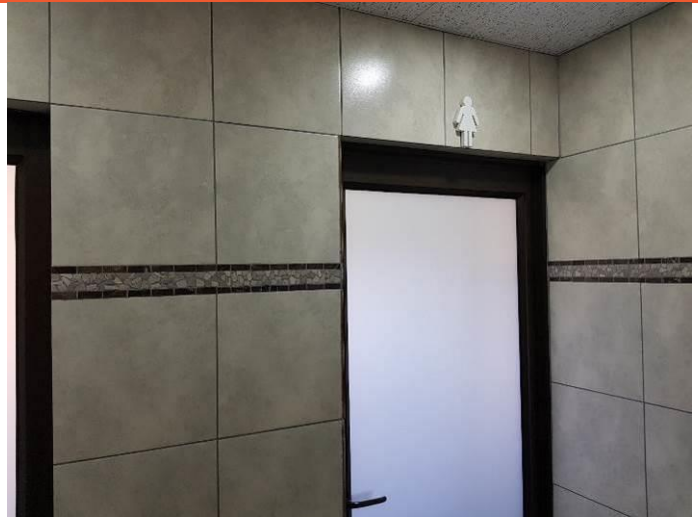






## TOILETS & KITCHEN

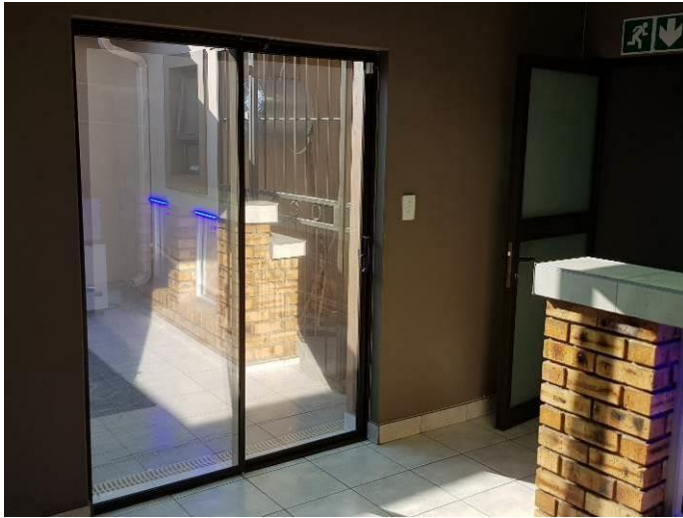




## RECEPTION

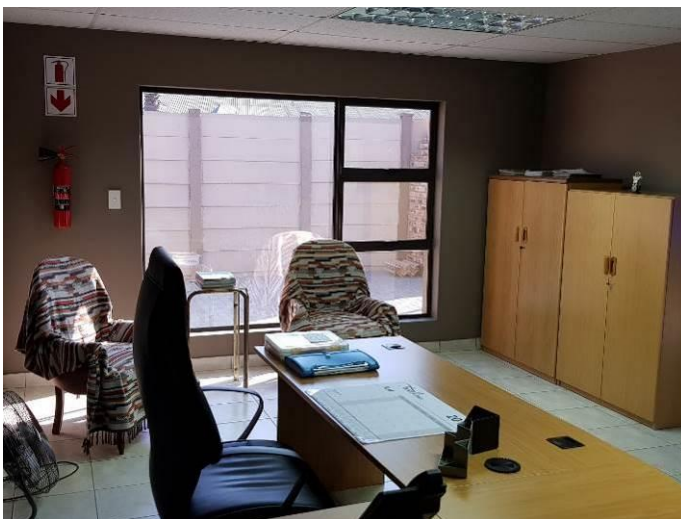




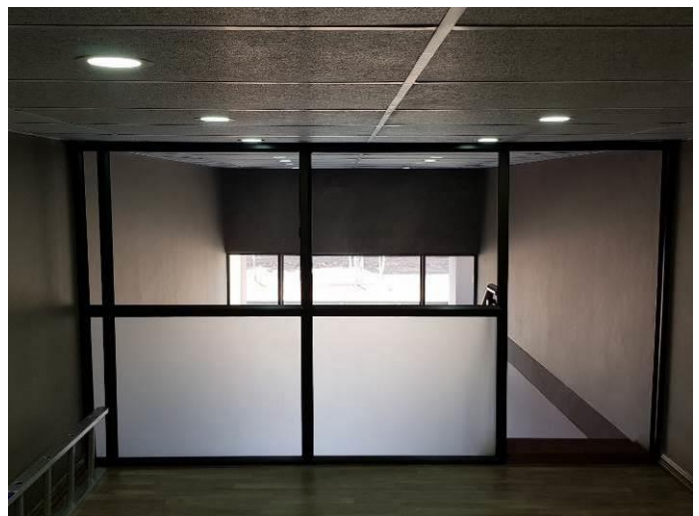


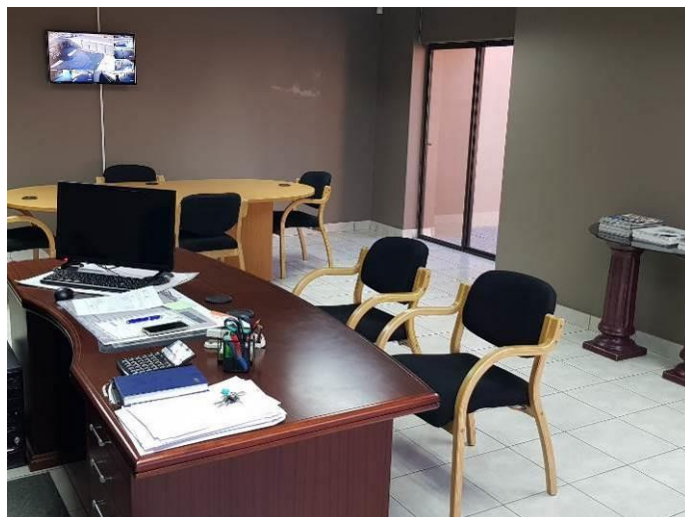
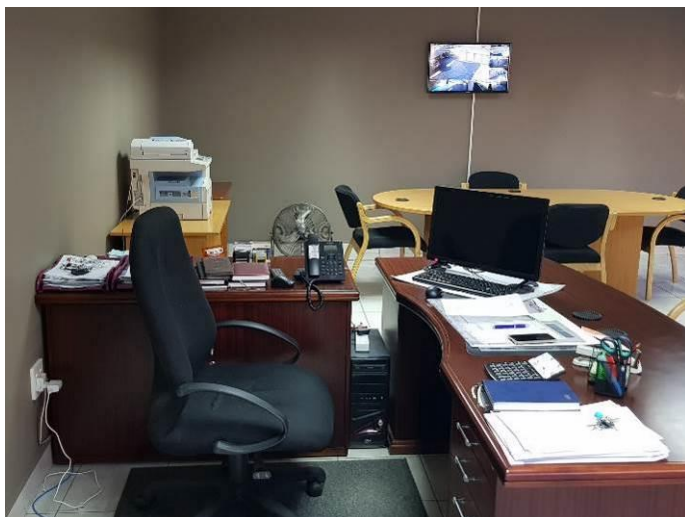


## OFFICES









## Map

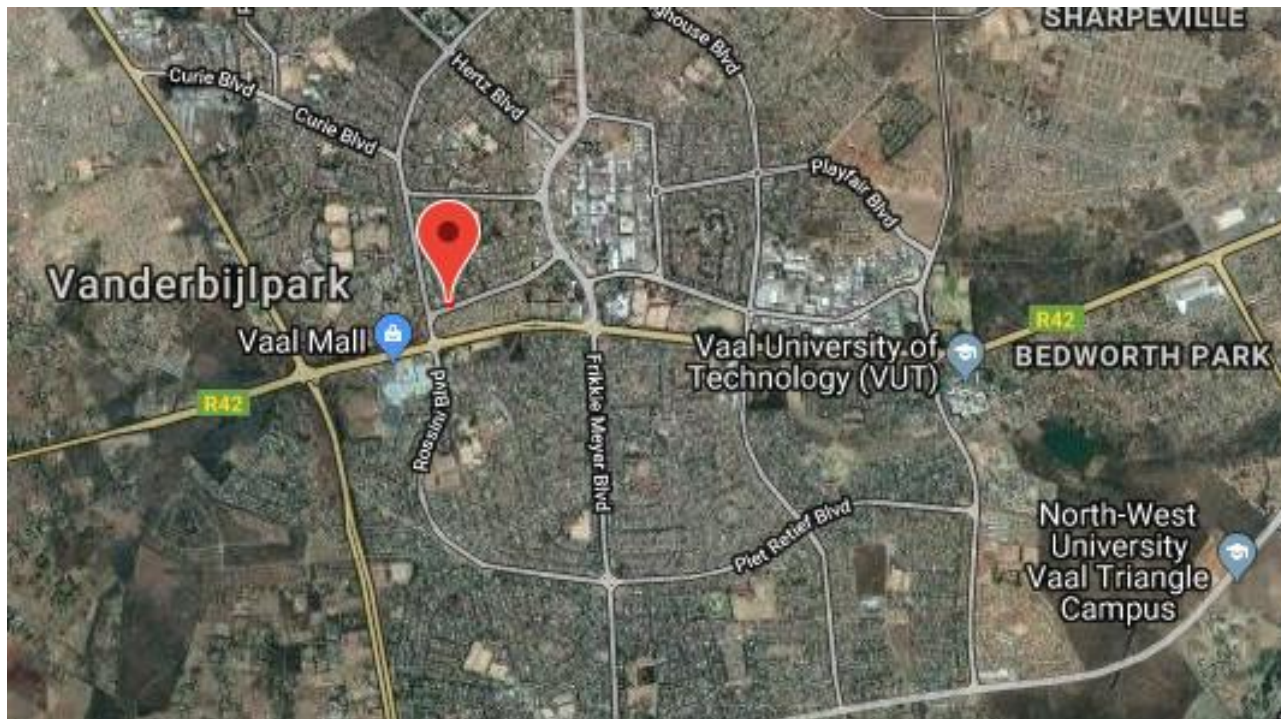




GPS Co-Ordinates 26°42'16.8"S 27°49'32.5"E  
-26.704669, 27.825691



Aerial View



## 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, or to pre-register for the auction, please contact:**

**Pieter Nel**

**Cell: 084 8800 165**

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

## Disclaimer

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