

INFORMATION PACK

FOR

**CORPORATE, AAA+ OFFICE BLOCKS LOCATED IN
THE GOLDEN CORRIDOR WITH HELIPAD**

**** SOLD SEPERATELY AND COLLECTIVELY ****

20 DOLERITE CRESCENT, MIDDELBURG



ON SITE AUCTION – Wednesday, 25 September 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

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

Title Deed Information

PORITION 10

PORITION 10 OF ERF 11076, MIDDELBURG EXT 26, MPUMALANGA – JS
Known As: 20 DOLERITE CRESCENT, MIDDELBURG, 1050
Title Deed: T3346/2013
Extent: 3152.0000SQM
Local Authority: STEVE TSHWETE LOCAL MUNICIPALITY
Registration Division: JS
Province: MPUMALANGA
Registered Owner: CLOSE-UP MACHINERY & PLANT HIRE PTY LTD
(200802867307)
VAT Status: The seller IS Registered for VAT
Zoning: COMMERCIAL

PORITION 11

PORITION 11 OF ERF 11076, MIDDELBURG EXT 26, MPUMALANGA – JS
Known As: 20 DOLERITE CRESCENT, MIDDELBURG, 1050
Title Deed: T6271/2012
Extent: 2710.0000SQM
Local Authority: STEVE TSHWETE LOCAL MUNICIPALITY
Registration Division: JS
Province: MPUMALANGA
Registered Owner: CLOSE-UP MINING PTY LTD (200701754307)
VAT Status: The seller IS Registered for VAT
Zoning: COMMERCIAL

Property Information

Adjoining properties, with Corporate, AAA+ Office Block located in Middelburg on the N4 Golden Corridor (Mozambique – Rustenburg), these properties are located in the business hub of Middelburg - one of the largest mining services and supply towns in South Africa.

Perfect for a multi-national company, with easy access to suppliers and clients - close to mines and powers stations

The one property boasts 1 out of only 4 licensed and certified helipads in Mpumalanga, increasing fast access and commute to all major coal clients / suppliers.

These properties offer top of the range data and optics structures, fully furnished, immaculate condition, modern finishes – ready to do business!

The properties will be sold separately and/or collectively.

Guaranteed Rental

5 + 5 Year rental agreement option with an 9% yield and an 8% escl. p.a., guaranteed by the seller in either one of the properties.

Property Details

BUILDING 1 – PORTION 10

Ground Floor:

- Reception
- Bathrooms (His and Hers)
- Outside Bathroom
- 8 x Offices
- Waiting Room
- Elevator
- 2 Boardrooms
- Kitchen
- Cafeteria
- Wooden Deck
- Shaded Parking

First Floor:

- Conference Room
- 10 x Offices
- Kitchen
- Entertainment Room
- Built-In-Braai
- Bar
- Bathrooms (His and Hers)

BUILDING 2 – PORTION 11

Ground Floor:

- Generator
- Storeroom
- Reception
- Office
- Kitchen
- 2x Bathrooms
- Helicopter Hanger

First Floor:

- Entertainment Room
- Built-In-Braai
- Bar
- Balcony
- Waiting Room
- Kitchen
- Bathroom

*****Floor Plans Available on Request*****

Photo's



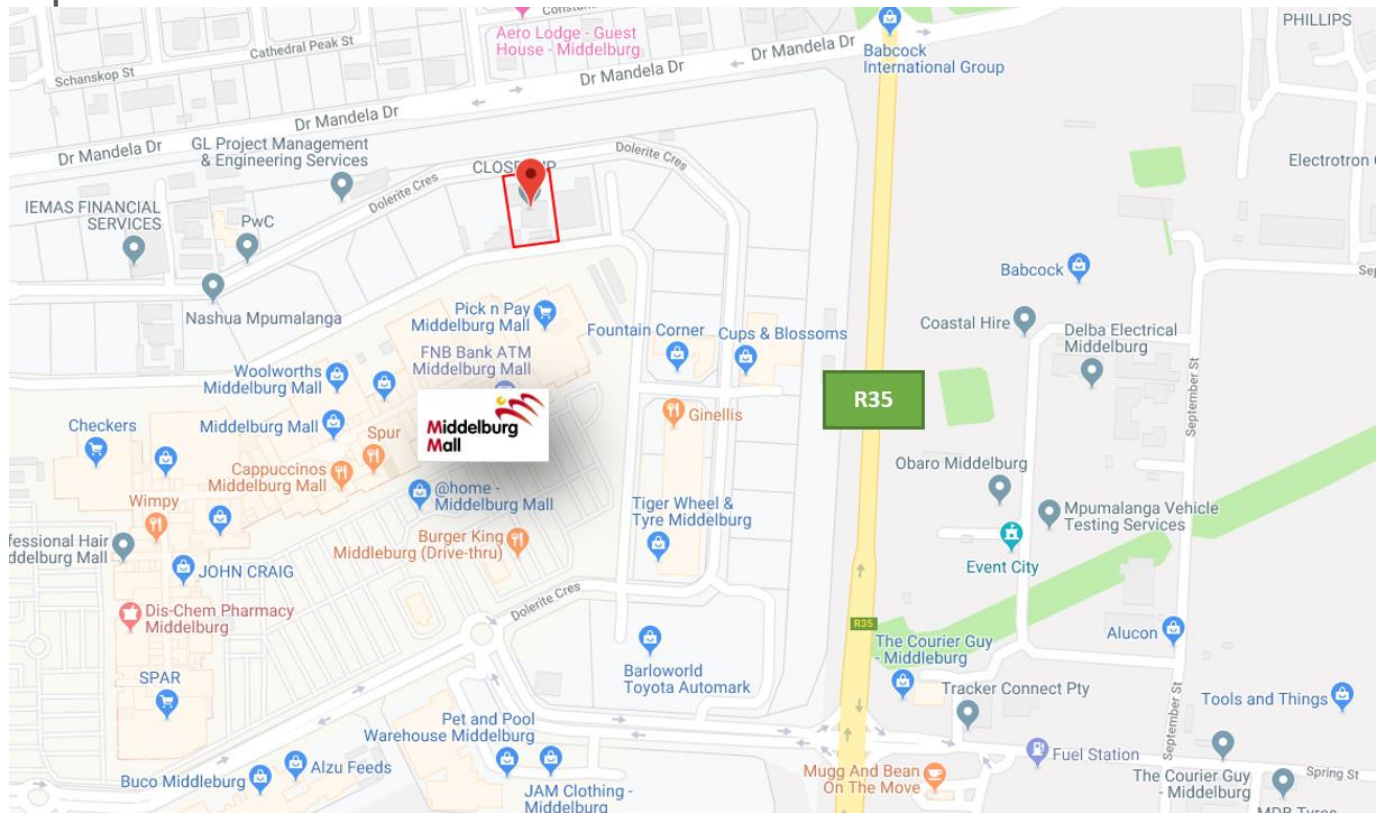








Map



GPS Co-Ordinates 25°48'15.8"S 29°27'32.4"E
-25.804386, 29.459000

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, please contact:

Pieter Nel

Cell: 084 8800 165

Email pieter@bideasy.co.za

Disclaimer

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