

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

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Title Deed Information PORTION 10

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	PORTION 10 OF ERF 110)76, 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
	-	

PORTION 11

PORTION 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

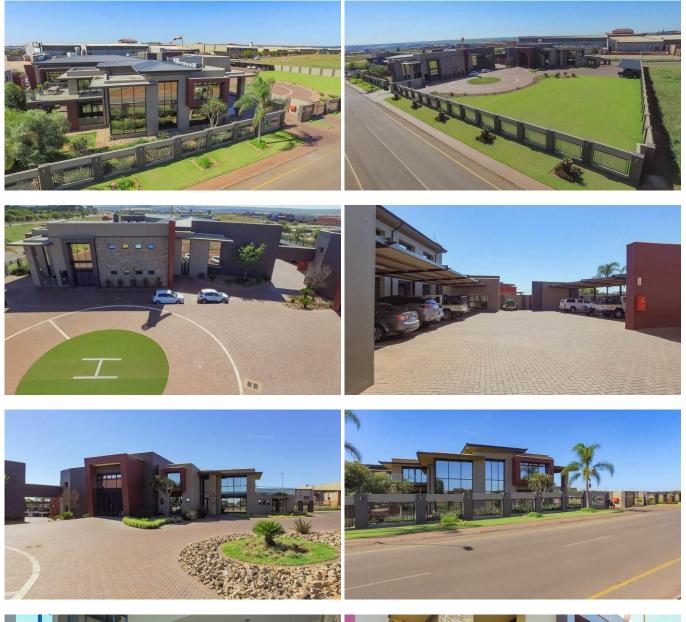
First Floor:

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

Floor Plans Available on Request



Photo's





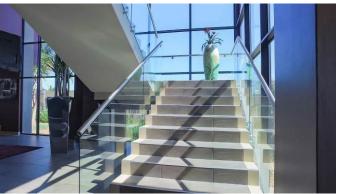






































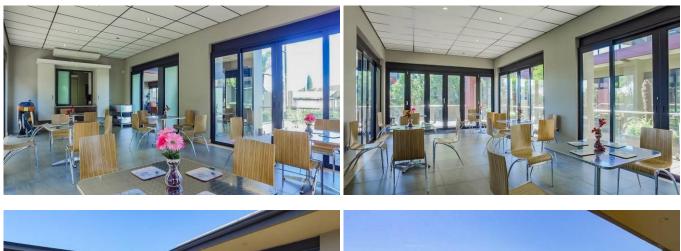














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Мар Aero Lodge - Guest House - Middelburg PHILLIPS (2 Dr Mandela Dr Babcock ak St Dr Mandela Dr Schanskop St Dr Mandela Dr GL Project Management & Engineering Services Dr Mandela Dr Dolerite Cres Electrotron 0 IEMAS FINANCIAL SERVICES PwC 0 0 Babcock 😂 0 Pick n Pay Nashua Mpumalanga Coastal Hire ♀ Delba Electrical Middelburg Fountain Corner Cups & Blossoms FNB Bank ATM Middelburg Mall 0 0 Woolworths 🌍 Middelburg Mall 0 ۵ R35 Middelburg Ginellis Checkers Middelburg Mall 😂 Spur 9 Mall Q ٢ Obaro Middelburg Cappuccinos 🖓 Middelburg Mall 0 @home -Middelburg Mall Tiger Wheel & Tyre Middelburg Wimpy 0 Mpumalanga Vehicle
Testing Services Q 0 fessional Hair **O** ddelburg Mall **O** Burger King 📢 Middleburg (Drive-thru) 0 JOHN CRAIG Event City Dis-Chem Pharmacy Middelburg Alucon 😂 0 The Courier Guy - Middleburg Barloworld Toyota Automark SPAR 0 Tracker Connect Pty Tools and Things 😜 0 0 Pet and Pool Warehouse Middelburg 0 Buco Middleburg CAlzu Feeds Fuel Station 00 Mugg And Bean 😜 The Courier Guy - Middelburg JAM Clothing -Middelburg MDR TH 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 <u>pieter@bideasy.co.za</u>

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