

# INFORMATION PACK

FOR

## PRIME BUSINESS OPPORTUNITY SECURE BUSINESS HUB, MIDRAND

4 TUSCAN GARDEN OFFICE PARK, 1470 14<sup>TH</sup> ROAD, MIDRAND



**ON SITE AUCTION – Thursday, 31 March 2022 @ 11h00**

**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 –

**PORTION 4 OF ERF 1740, NOORDWYK EXT 32, MIDRAND, GAUTENG – JR**

**Known As: 4 TUSCAN GARDEN OFFICE PARK, 1470 14<sup>TH</sup> ROAD, MIDRAND**

**Title Deed: T57582/2016**

**Extent: 645m<sup>2</sup>**

**Local Authority: CITY OF JOHANNESBURG**

**Registration Division: JR**

**Province: GAUTENG**

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

**Zoning: COMMERCIAL**

## Property Information

The Full Title property is located in a secure office complex with 24 hour security, controlled access and is well maintained.

The building is divided into the ground floor and the 1<sup>st</sup> floor. Each half has a separate entrance. Of the total 300m<sup>2</sup> G.L.A. there is currently a tenant letting on the ground floor (150m<sup>2</sup>), offering an owner / tenant an income stream.

The property is move in ready and can easily be reconfigured to custom requirements (dry walling).

Located in the Business Hub in Midrand, with easy access to N1 highway. Exceptional public transport connectivity with the Gautrain bus passing right at the office park's entrance.

## Property Details:

<b>GROUND FLOOR – 150m2</b>	<b>1<sup>ST</sup> FLOOR</b>
Reception	Reception
Boardroom	Boardroom
Toilets	Toilets
Kitchen	Kitchen
Private Offices	Private Offices

There is ample parking on the property with 10 – 12 open and covered parking bays.

**Current Lease:** 24 Month Lease, Start Date: 10 March 2021, End Date: March 2023, Rental: R20 000.00pm

Rates & Taxes ±R8407.36/m

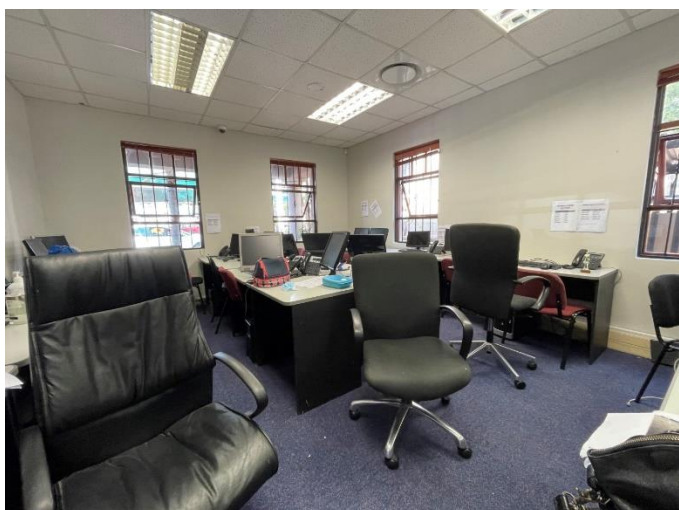
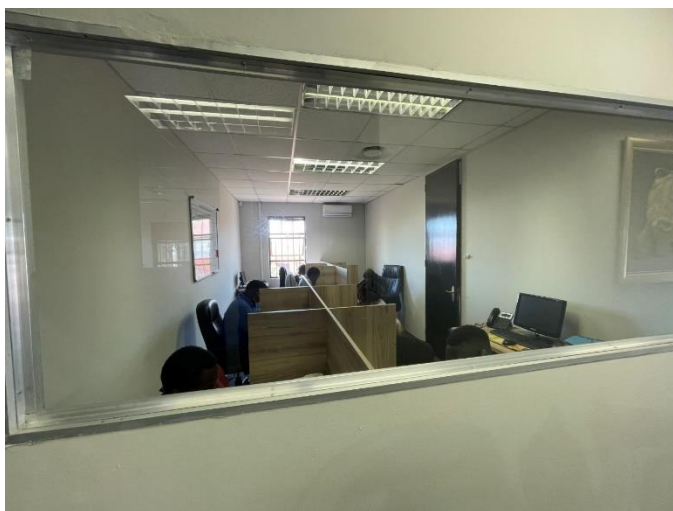
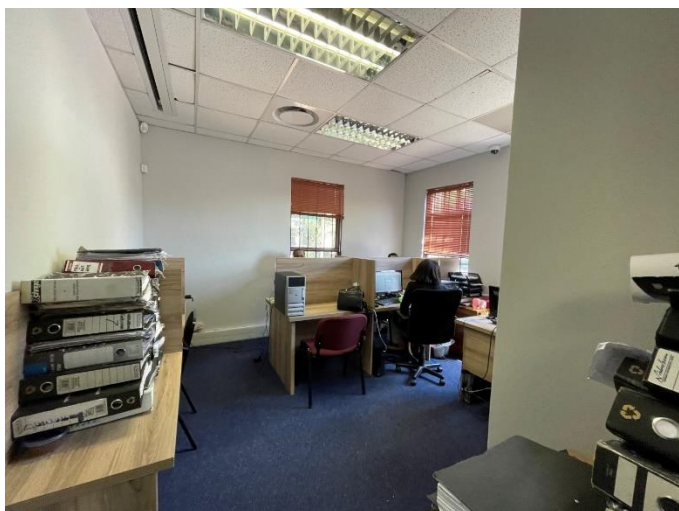
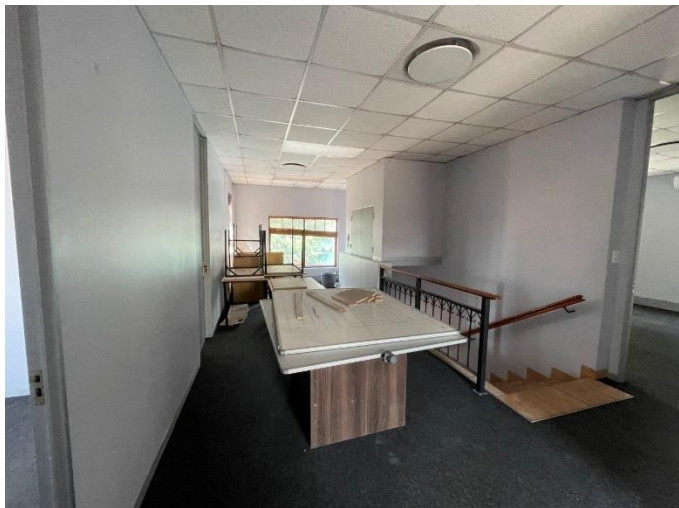
Levies ±R3 507.00 p/m



## Photos





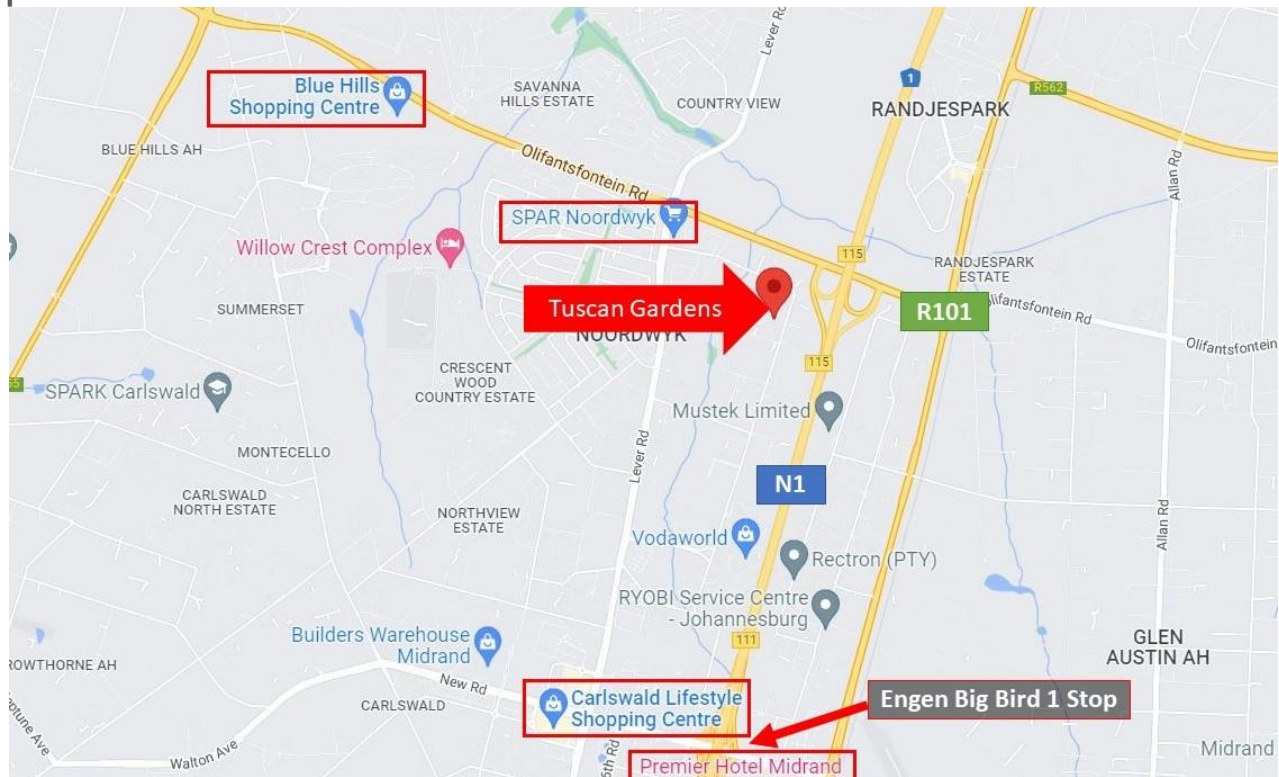






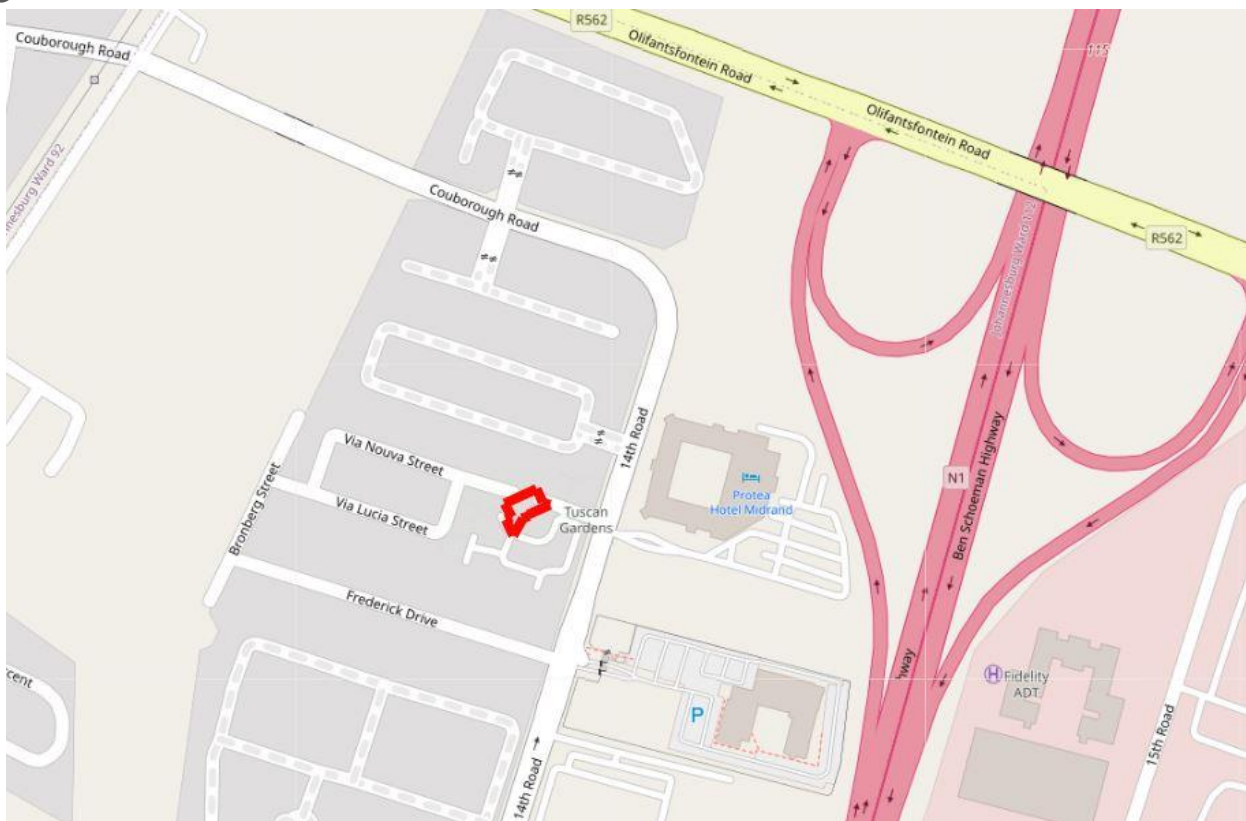


## Map



GPS Co-Ordinates 25°57'24.1"S 28°07'47.0"E  
-25.956705, 28.129733

## CSG



SG DIAGRAM

# GENERAL PLAN

CONSISTING OF PORTIONS 1 TO 11  
OF ERF 1740  
OF THE TOWNSHIP  
**NOORDWYK EXTENSION 32**

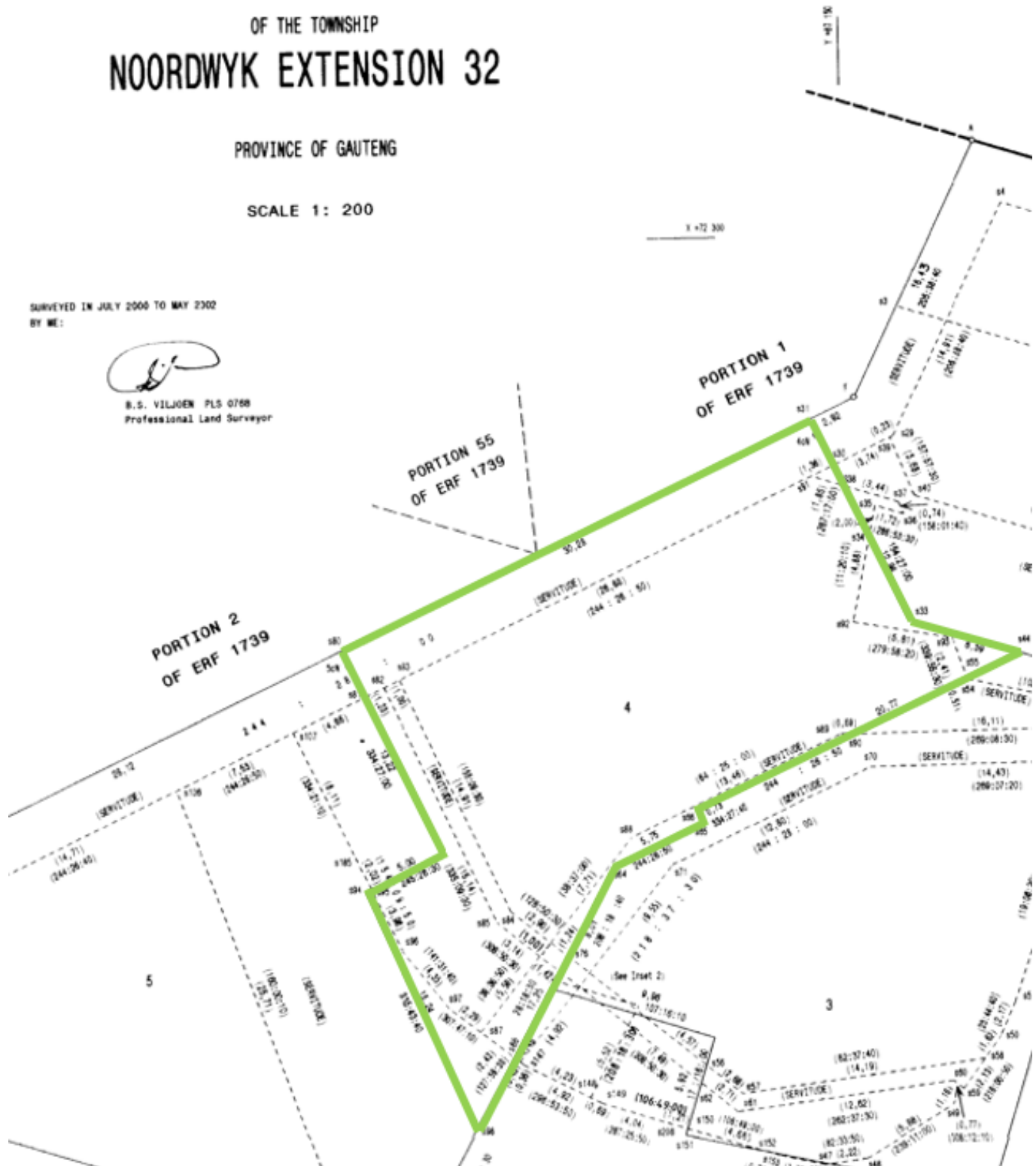
PROVINCE OF GAUTENG

SCALE 1: 200

SURVEYED IN JULY 2006 TO MAY 2007  
BY ME:



B.S. VILJOEN PLS 0768  
Professional Land Surveyor



## Aerial | Map



## 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.

7 Days Confirmation Period.

**For more information, or to pre-register for the auction, please contact:**

**Pieter Nel**

**084 8800 165**

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

## Disclaimer

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