

GAUTENG



SINCE 1964

Optimizing your assets

INFO PACK

FOR SALE

OFFER ON INDIVIDUAL BUILDINGS OR THE WHOLE!

**INVESTOR'S DREAM!
16 PRIME TENANTED
COMMERCIAL BUILDINGS
- TECHNOPARK, HIGHVELD!**

ADMINISTRATORS

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**INVESTOR'S DREAM!!
ACQUIRE 16 PRIME TENANTED
COMMERCIAL BUILDINGS
- TECHNOPARK, HIGHVELD!!**

**16 OFFICE BUILDINGS - OAK AVENUE OFFICE PARK
& 1 PIETER STREET**

COURT ORDER SALE - BUY ONE OR THE LOT!!

AUCTIONEER'S NOTE:

**THESE PRIME PROPERTIES ARE AVAILABLE INDIVIDUALLY
AS WELL AS COMBINED PACKAGES.**

(RENT ROLL AND MORE INFORMATION AVAILABLE ON REQUEST.)

**RENTAL INCOME:
COMBINED GROSS CURRENT INCOME P.A.: ± R 14, 000, 000 (VAT INCLUSIVE)**

Conditions of sale:

- *Subject to confirmation by Seller.*
- *10% deposit payable by way of electronic transfer.*
- *No commission payable by the Purchaser.*
- *Guarantees for balance within 30 days after confirmation.*
- *Occupation on date of registration of transfer of the property.*
- *The seller is a Vat registered entity.*



The Oak Avenue Office Park as well as the office building in 1 Pieter Street, is situated in Centurion's prime commercial hub in Highveld Techno Park. It Offers a safe, secure and centrally base of operations for current and new tenants.

The Oak Avenue Office Park consists of 15 buildings and a total lettable area of $\pm 18\ 000\ m^2$, with a total of 624 Parking Bays. It is easily accessible to and from OR Tambo International Airport, Lanseria International Airport, Menlyn, Sandton Rosebank and Johannesburg (between 16-45 kms)



PROPERTY LAYOUT

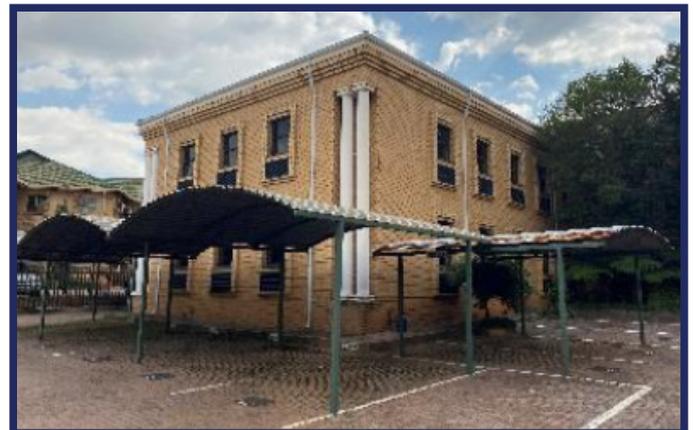
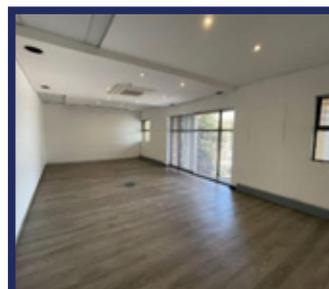


PROPERTY 1: OFFICE BLOCK

Subject Property:	Portion 11 of Erf 2 Highveld, Registration Division JR, Gauteng Province.
Extent:	± 3 309 m ²
GLA:	± 1 871 m ²
Rates & Taxes:	± R 47, 994.82 p/m
Water & Sanitation:	± R 7, 572.49 p/m
Zoning:	Industrial 2 used as offices

Improvements: (With current leases)

- Large double storey U-shaped office block.
- Finishes is a combination of commercial carpets & laminated flooring, suspended ceiling boards and central air-conditioning.
- Main entrance & various offices and 58 IBR covered parking bays.
- Paved with secure entrance and gate access.

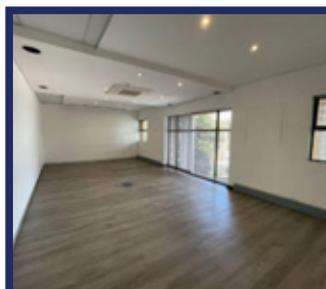


PROPERTY 2: BUILDINGS 1, 2 & 3

Subject Property:	Portion 6 of Erf 8 Highveld Township, Pretoria, Registration Division JR, Gauteng Province.
Extent:	± 4 000 m ²
GLA:	± 1 833 m ² (664 m ² ; 664 m ² , 601 m ² & 16 m ²)
Rates & Taxes:	± R 50, 249.59 p/m
Water & Sanitation:	± R 6, 247.30 p/m
Zoning:	Industrial 2 used as offices

Improvements:

- 3 Rectangular-shaped double storey office blocks.
- Finishes is a combination of commercial carpets & laminated flooring, suspended ceiling boards and central air-conditioning.
- Guard house & 81 IBR covered parking.

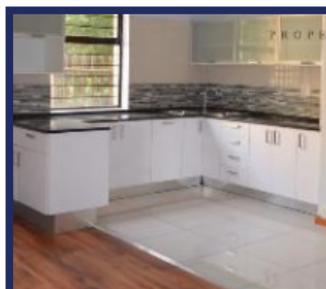


PROPERTY 3: BUILDINGS 4 - 5

Subject Property:	Portion 15 of Erf 8 Highveld Township, Registration Division JR, Gauteng Province
Extent:	± 2 706 m ²
GLA:	± 1 121 m ²
Rates & Taxes:	± R 25, 984.48 p/m
Water & Sanitation:	± R 6, 348.07 p/m
Zoning:	Industrial 2 used as offices

Improvements:

- 2 rectangular-shaped double storey office blocks.
- Finishes is a combination of commercial carpets & laminated flooring, suspended ceiling boards and central air-conditioning and palisade fencing boundary enclosure.
- 38 IBR covered parking bays and automated gate.

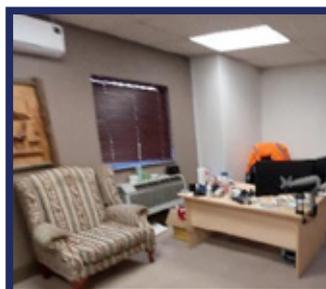


PROPERTY 4: BUILDINGS 6 - 9

Subject Property:	Portion 8 & 9 of Erf 8, Registration Division JR, Gauteng Province.
Extent:	± 5 889 m ² (2379 m ² & 3510 m ²)
GLA:	± 2 524 m ²
Rates & Taxes:	± R 39, 226.36 p/m (46), ± R24, 337.75 (48) p/m
Water & Sanitation:	± R 4, 483.95 p/m (46)
Zoning:	Industrial 2 used as offices

Improvements:

- Double storey office block on Ptn 8.
- 2 double storey office blocks with a large recreational area on Ptn 9.
- Finishes is a combination of modern commercial carpets, ceramic tile, laminated floors, travertine tile flooring and central air-conditioning on Ptn 8.
- Ptn 9 also offers modern finishes such as commercial carpets and porcelain tile flooring.
- 92 IBR covered parking bays.

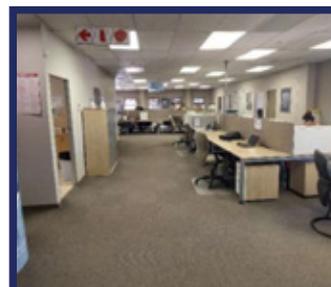
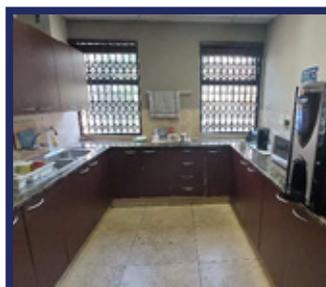
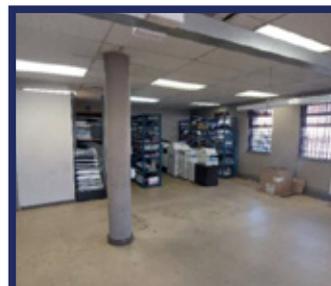
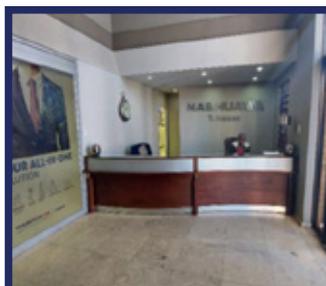


PROPERTY 5: BUILDING 10

Subject Property:	Portion 7 of Erf 8 Highveld Township, Registration Division JR, Gauteng Province.
Extent:	± 2 577 m ²
GLA:	± 1 220 m ²
Rates & Taxes:	± R 33, 075.58 p/m
Water & Sanitation:	± R 88, 721.82 p/m
Zoning:	Industrial 2 used as offices

Improvements:

- Double storey office block.
- Finishes is a combination of modern commercial carpets, ceramic tile, laminated floors, travertine tile flooring and central air-conditioning.
- 32 IBR parking bays & 10 open parking bays.

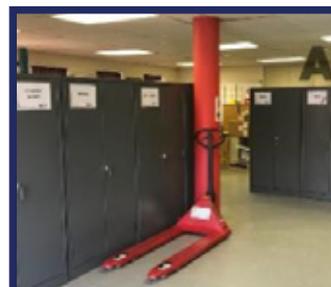
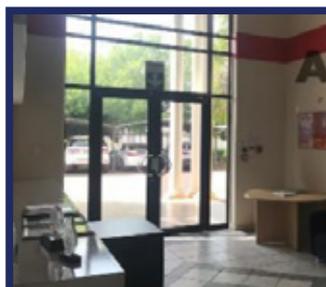


PROPERTY 6: BUILDINGS 11 & 12

Subject Property:	Portion 10 of Erf 8 Highveld Township, Registration Division JR, Gauteng Province.
Extent:	± 5 716 m ²
GLA:	± 3 231 m ²
Rates & Taxes:	± R 84, 660.29 p/m
Water & Sanitation:	± R 10, 731.26 p/m
Zoning:	Industrial 2 used as offices

Improvements:

- Two double storey buildings with offices & mini units.
- Finishes include carpeting, ceramic tiles and central air-conditioning.
- The industrial mini units has concrete floors and quality finishes in the offices.
- 52 IBR covered parking bays.

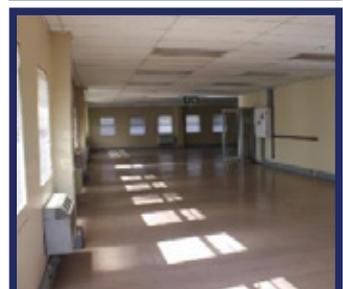
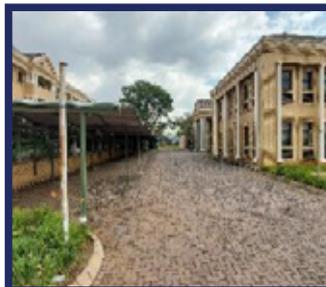


PROPERTY 7: BUILDING 14

Subject Property:	Portion 11 of Erf 8 Highveld Township, Registration Division JR, Gauteng Province.
Extent:	± 7 586 m ²
GLA:	± 2 181 m ²
Rates & Taxes:	± R 52, 429.08 p/m
Water & Sanitation:	± R 133, 460.59 p/m
Zoning:	Industrial 2 used as offices

Improvements:

- Double storey office block.
- Finishes include carpeting, PVC tiles, rubber tiles and central air-conditioning.
- 130 IBR covered parking areas.

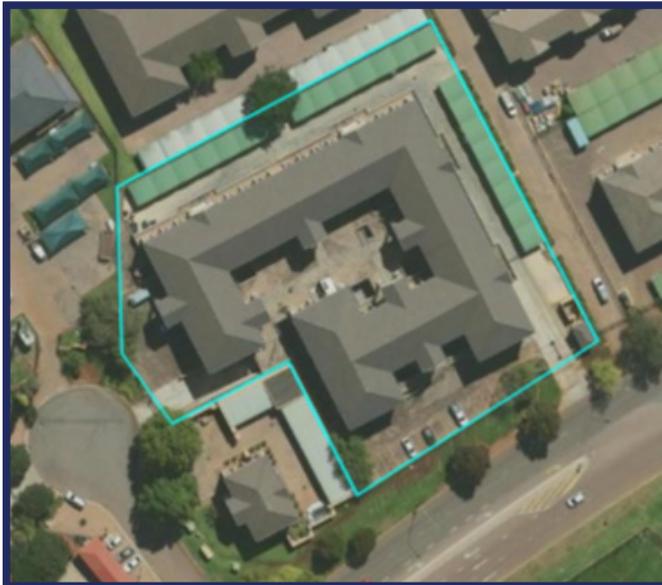


PROPERTY 8: BUILDING 15

Subject Property:	Portion 12 of Erf 8 Highveld Township, Registration Division JR, Gauteng Province.
Extent:	± 6 005 m ²
GLA:	± 3 609 m ²
Rates & Taxes:	± R 100, 937.10 p/m
Water & Sanitation:	± R 7, 960.268p/m
Zoning:	Industrial 2 used as offices

Improvements:

- Double storey office block with basement parking.
- Finishes is a combination of commercial carpets & laminated flooring, suspended ceiling boards and central air-conditioning.
- Park & 56 IBR covered parking areas, 160 basement parkings & 5 open bay parkings.

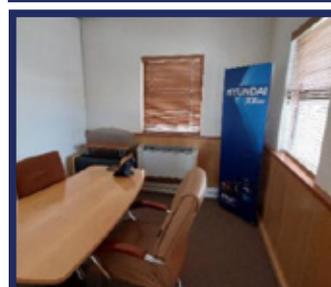
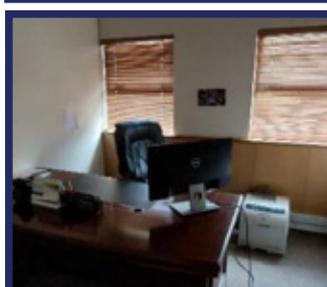
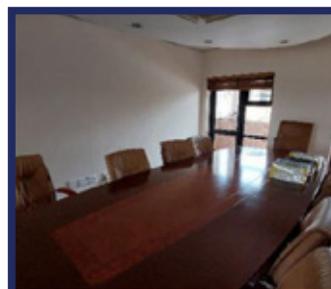
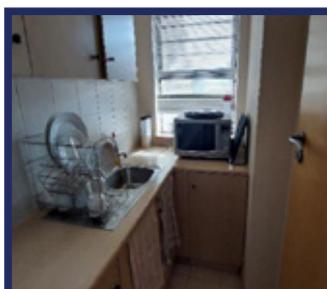


LOT 9: BUILDING 16

Subject Property:	Remaining Extent of Portion 5 of Erf 8 Highveld Township, Pretoria, Registration Division JR, Gauteng Province.
Extent:	± 1 071 m ²
GLA:	± 312 m ²
Rates & Taxes:	± R 9, 382.15 p/m
Water & Sanitation:	± R 957.25 p/m
Zoning:	Industrial 2 used as offices

Improvements:

- Double storey office building & staff restroom.
- Finishes is a combination of commercial carpets & laminated flooring, suspended ceiling boards and central air-conditioning.
- 12 IBR covered parking bays.



BULK ZONING CERTIFICATE



Economic Development and Spatial Planning

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Date 2024-03-12

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 029800002/11, 029800008/5/R, 029800008/6, 029800008/7, 029800008/8, 029800008/9, 029800008/10, 029800008/11, 029800008/12, 029800008/15

ZONING KEY: 029800002/11, 029800008/5/R, 029800008/6, 029800008/7, 029800008/8, 029800008/9, 029800008/10, 029800008/11, 029800008/12, 029800008/15

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Portion 11 of Erf 2, The Remainder of Portion 5, Portion 6 – 12 and Portion 15 of Erf 8 HIGHVELD

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

A. USE ZONE 11: INDUSTRIAL 2

PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY</u> BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES <u>MAY NOT</u> BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY NOT</u> BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
In terms of Annexure T	In terms of Annexure T	In terms of Annexure T

** If no land uses are indicated in the Annexure T, then Clause 14, Table B, shall apply.

B ANNEXURE T	S597.pdf
C MINIMUM ERF SIZE	Not Applicable
D UNITS PER HA	Not Applicable
E COVERAGE	Annexure T, subject to Clause 27
F FLOOR AREA RATIO	Annexure T, subject to Clause 25
G HEIGHT	Annexure T, subject to Clause 26
H DENSITY	Not Applicable
I CONSENT USE	Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.
J BUILDING LINES	Streets : Subject to Annexure T (S597.pdf) Other : Subject to Annexure T (S597.pdf)
K SCHEDULE 5	Not Applicable
L ATTACHED DOCUMENTS	S597.pdf, Schedule 1-P16

In case of any discrepancy on the property description of the Zoning Certificate, Annexure T, Consent Use and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Kind regards

f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tswelisopele ya Ikonomi le Polane ya Sebaka • UmNyango wesofa/Thuthuthuzo/Inzuzo nezimo namoPlani weeNdlwano • Kgomo ya Tshabalala ya Ikonomi le Thulaganyo ya Mefelo • Mhahaho wa Mvelediso ya Ikonomi na Vhupulani la Hethu • Ndirwalo ya Nhlwakoiso wa Ikonomi na Vhupulani bya Ndlwano • Umnyango Wesokuthuthukiswa Komtho Nokuhlewa Kwendawo

On request, this document can be provided in another official language.

Document Ref: GEO773BE3-20240312_Bulk ZC Request

VERWOERBURG DORPSBEPLANNINGSKEMA 1992

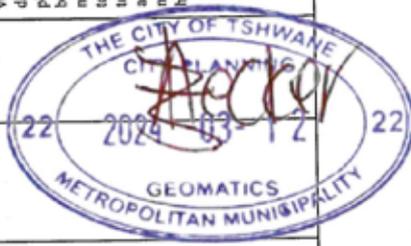
WYSIGINGSKEMA 302 VEL 1 VAN 2 VELLE

Verwoerburg Dorpsbeplanningskema, 1992, goedgekeur kragtens Plaaslike Bestuurskenningsgewing 4509 gedateer 30 Desember 1992 word hiermee soos volg verder gewysig en verander:

1. Deur die skraping van skedule 116; en

2. Deur die byvoeging van die volgende skedule

DORP	ERF	GEBRUIK- SONE	TOEGELAAT	MET TOE- STEMMING	NIE TOE- GELAAT	HOOG- TE	DEAKING	VOV	DIGT- HEID	PARKEER- VEREISTES	BOULYNE	ALGEMEEN	SNo	W/S No
Highveld	1 tot 22	XII Nywervheid 2	3 Navorsing en beperkte vervaardiging, labora- toriums, rekenaarcentra telekommunikasie sentra navorsings- en wetenskaplike institute asook kantore wat in verband staan met die hoofgebouk soos deur die hoofstadsbeplanner goedgekeur en hoë tegnologie nywerhe- de soos deur die hoofstads- beplanner goedgekeur, onderworpe aan sekere voorwaardes.	4 Gebruik nie in kolomme (3) en (5)	5 Hinderlike bedrywe	6 2, ver- diepings met dien verstaande dat die plaaslike bestuur mag toestem tot addisio- nële hoogte	7 30% met dien verstaande dat 10% addisionele dekking goedgekeur kan word by oorweging van die terreinoom- wikkelings- plan en meer as 10% addisionele dekking deur die plaaslike bestuur goedgekeur mag word.	8 0,6 met dien verstan- de dat die plaaslike bestuur mag toestem tot addisio- nële VOV	9	10 a) werkwinkels en stoorruimtes: 2 plekke tot 100m ² BVVO; b) navorsing en beperkte vervaar- diging: 4 plekke tot 100m ² BVVO; c) ander gebouke: Soos per terrein- ontwikkelings- plan; d) 10% verslapping van die parkerverreide kan toegelaat word by oorweging van die terreinont- wikkelingsplan.	11 Volgens terrein- ontwikke- lingsplan. Erwe 1-3, 14-18, 22, 23-20m Pad N1-21 Erwe 12-14, 22, 23; 16m: Pad K111	12 Erwe 1-3, 12- 18, 22, 23, 25, is onderbewing aan die bepalings van Klousule 10	597	302





Optimizing Your Assets

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