





PROPERTY INFORMATION PACK

FACTORY FOR POTENTIAL INVESTMENT

-  : 100 3RD AVENUE, BABELEGI
-  : GERARD HARDING
-  : 064 758 2738
-  : www.tirhani.co.za

Tirhani Auctioneers Gauteng CC; Reg.: 2008/016935/23

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NOTICE TO BUYERS & DISCLAIMER

NOTICE TO BUYERS

Registration Fee	:	Not applicable
Confirmation Period	:	14 days confirmation period by the seller
Deposit on Purchase Price	:	10% payable by electronic transfer (EFT)
Guarantees on Balance	:	30 days from date of acceptance
Buyer's Commission	:	6% plus VAT over & above purchase price
Outstanding Rates and	:	SELLER is liable for all outstanding rates and
Taxes & Levies		taxes & levies

Bidders must adhere to FICA requirements on registration. No cash will be accepted at the auction. No exceptions. Successful buyers must become members of the Home Owners Association (If applicable) Rules and regulations attached as attachment A.

DISCLAIMER

The details provided in this document have been gathered from various sources and are supplied in good faith. Therefore, Tirhani Auctioneers does not guarantee the correctness of the information as it is for reference purposes only.

PROPERTY DETAILS

REGISTERED ADDRESS	:	Erf 100 Babelegi, City of Tshwane Metropolitan Municipality, North-West
BETTER KNOWN AS	:	100 3 rd Avenue, Babelegi
ERF NUMBER	:	100
ERF SIZE	:	1.4554 Ha
TITLE DEED NUMBER	:	TG824/1986BP
OWNERSHIP TYPE	:	Freehold
ZONING	:	Industrial
GPS COORDINATES	:	-25.3575, 28.2749






PROPERTY DESCRIPTION

The subject property offers various industrial buildings

- Warehouse 1:** The first warehouse is located close to the entrance to the property. The construction consists of a steel frames with steel sheets and a concrete floor. The size of the warehouse is 1500 square meters.
- Warehouse 2:** The second is located to the right of the first warehouse (Brown roofed building on the google maps image). The building is constructed with a steel frame, steel sheet walling and a concrete floor. The building size is 1650 square meters. There is a small additional storeroom to the building.
- Warehouse 3:** The third is located behind the second warehouse close to the back border of the subject property. The construction of the building is the same as the other improvement and is 308 square meters.
- Additional buildings:** There is a large high-volume Carport.
- Security:** The stand is fenced off with a combination of brick wall fencing and prefab note that there is no boundary wall between Erf 99 and Erf 100.

GENERAL INFORMATION

The property is situated in an established industrial area in Babeleng, within easy distance to most local amenities and main arterial routes as represented in the table below:

Amenity	Type	Distance (km)
Jesmic Motors	FillingStation	2.63 km
 Rampi Service Station	FillingStation	2.82 km
Engen Rampi Service Station	FillingStation	2.83 km
Connect Bible Church	Hospital/Clinic	1.98 km
 Ramotse Clinic	Hospital/Clinic	2.05 km
Kingdom Hall of Jehovah's Witness Ramotse	Hospital/Clinic	2.10 km
 Saps - Temba	PoliceStation	3.91 km
Selang Primary School	PrimarySchool	0.83 km
 Busy Bee Junior Primary School	PrimarySchool	0.88 km
Hosea Kekana High School	SecondarySchool	1.15 km
Temba City Shopping Centre	ShoppingCentre	2.67 km
 Depereng Shopping Complex	ShoppingCentre	4.87 km

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PROPERTY PHOTOGRAPHS



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MAPS

LOCATION MAP



AERIAL MAP

