

Prime Industrial Property Vanderbijl Park, North West



12 Firestone Street, Vanderbijl Park – North West

Contact	Andreas Greeff – 072 118 7509 Kieran McHale – 076 732 0944
Auction Date:	3 March 2016 at 12:00
Venue:	12 Firestone St, Vanderbijlpark

R50,000 Registration fee payable (Refundable)

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Erf 9 – Vanderbijl Park, North West

Property Summary

GENERAL

Property Address	12 Firestone Street, Vanderbijl Park, North West
Suburb & City	Vanderbijl Park, North West No7 Industrial

TITLE DEED INFORMATION

Title Deed Number	T6216/1973
Registered Owner	V B V MANAGEMENT SERVICES (Pty) Ltd
Title Deed Description	Erf 9 Vanderbijl Park North West No7 Industrial
Erf Extent	19,922m ²

MUNICIPAL INFORMATION

The local authority in which the properties are situated is the Emfuleni Local Municipality. According to the permitted zoning scheme the properties are zoned as follows:

Town Planning Information – Erf 9 Vanderbijl Park, North West

	Permitted	Actual
Zoning	Industrial 2	Industrial - workshop
F.A.R.	Not regulated	0.30 (5,942m ²)
Height	3 Storeys	Double storey office, workshop
Coverage	85%	29% (5,814m ²)
Building Lines	6m Abutting a street	Adheres to requirements
Parking	1/100m ² - industrial floor area 2/100m ² - commercial floor area	Ample open parking available

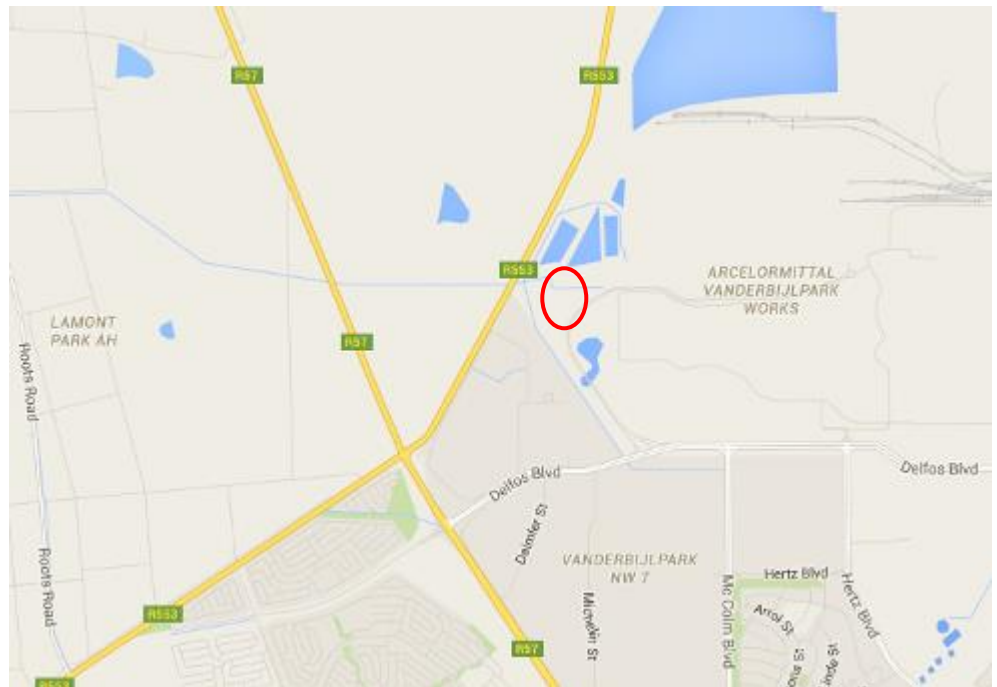
Locality

Vanderbijl Park No7 Industrial The subject property is located on the northern boundary of the well-established industrial area at number 12 Firestone Street. The industrial node generally accommodates medium to large size industrial properties. It is situated approximately 5 kilometres north west of the Vanderbijl Park Central Business District, very close to the R553. The industrial node is surrounded by a lower to middle income residential suburb known as Bophelong (west) as well as average residential developments on the eastern side

GPS co-ordinates for the property are:

26°6665.4

27°7984.0



Property Description

Description of Improvements

Primary Use	Industrial Premises – Warehousing & Offices
Roof	IBR
Ceilings	Suspended ceilings
Walls	Brick & IBR
Floor Coverings	Concrete, tiles & carpets
Condition	The property offers a neat, well maintained appearance for the area with only normal maintenance required. It should be noted that we have not undertaken a structural survey of the above described building, nor have we arranged for tests or inspections to be carried out on any of the service installations. Normal annual maintenance is required.

Accommodation Details

The subject property measures 19 922m², is largely rectangular in shape with a level topography. There do not appear to be any adverse soil conditions and all surrounding properties have been successfully developed.

The site comprises three individual buildings and these are described as follows:

Main Building

The office consists of a double storey face brick construction and an IBR roof. It forms part and has direct access into of the workshop and internal finishes and fittings are of good quality and well maintained. The air-conditioned office has aluminium window frames and floors are covered with tiles and carpets.

The warehouse is a double volume, steel beam structure which allows a large amount of natural lighting to enter the building. A total of eleven roller shutter doors are located around the warehouse (under canopy).

Workshop

The workshop consists of a very large triple volume steel construction with face brick walls to approximately 3m high. The balance is cladded with IBR sheets, of which more than 50% are translucent to provide maximum natural lighting into the building. Floors comprise reinforced concrete slabs and access into the building is through large steel sliding doors. There are five overhead cranes in the building, and a summary of these cranes is as follows:

- Kone 20t double girder (Nr 8)
- DCS 32t double girder (Nr 10)
- Kone 5t single girder (Nr 9)
- DCS 5t single girder (Nr 7)

Additional Improvements

In addition to the above improvements, the property offers the following:

- Ample concrete yard space
- Brick boundary walls
- Internal palisade fencing

Measurements supplied indicate the following gross building areas:

Description	GBA
Workshop	5010,00 m ²
Storage	627,00 m ²
Offices	256,00 m ²
Ablutions	49,00 m ²
Total Size	5942,00 m²

Additional Information

Subject property is located within a well-established industrial node in Vanderbijl Park. All the industrial properties in the immediate area are fully occupied, which indicate that this area is indeed a prime industrial hub in Vanderbijl Park.

Please note:

The cranes do not form part of the sale unless indicated otherwise.

Property Images



Erf 9 – Vanderbijl Park, North West



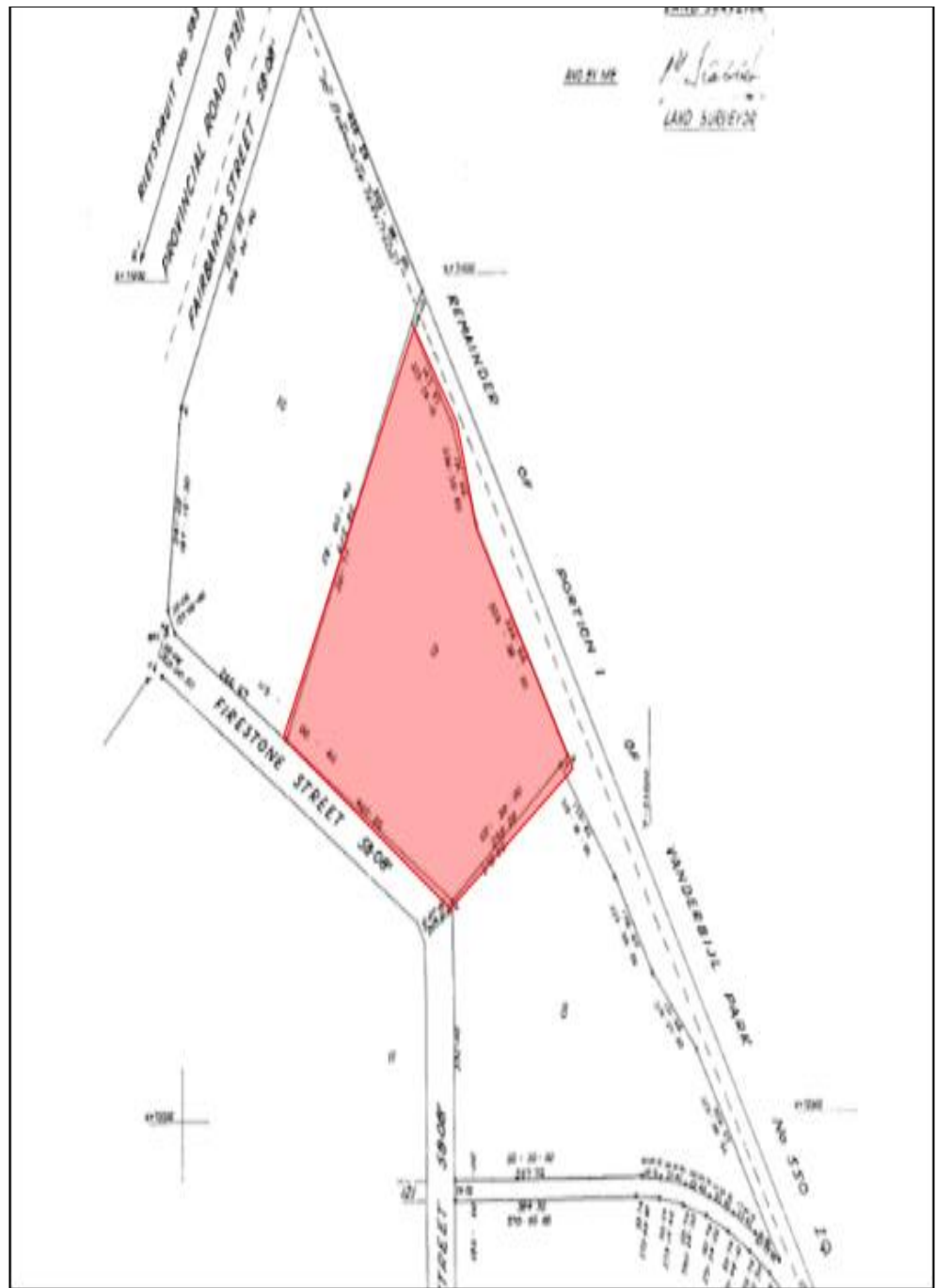
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Additional information



Additional
information



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DEPARTMENT LAND USE MANAGEMENT

✉ 3
VANDERBIJLPARK
1900

Your ref:
Your fax:

File nr 7/3/NW7
Ref Me D Louw
DATE 15 November 2013

Email: henda@aval.co.za
Advanced Valuers (Pty) Ltd
Valuation Administration

Sir

ZONING CERTIFICATE : ERF 9 VANDERBIJL PARK NORTH WEST 7

In terms of the Vanderbijlpark Town Planning Scheme, 1987, the zoning of the abovementioned erf is "Industrial 2".

Clause 12 Table "E" attached.

Coverage	85%.
Height	3 Storeys in height.
Parking	1 parking space per 100m ² gross leasable industrial floor area; 2 parking space per 100m ² gross leasable office and commercial floor area.
Building line	6m abutting on a street

Yours faithfully


A handwritten signature in black ink, appearing to read "M. Motapane", written over a horizontal line.

M. MOTAPANE
MANAGER:
LAND USE MANAGEMENT

Sheet 21
Receipt no Internet payment 14/11/2013

Additional information

CLAUSE 12, TABLE "E"

Use Zones	Notation as shown on the A-Series of the Map	Buildings which may be erected and purposes for which they may be used only	Buildings which may be erected and purposes for which they may be used with the special consent of the local authority	Buildings which may not be used or erected
(1)	(2)	(3)	(4)	(5)
11. Industrial 2		Industries, noxious industries and places of refreshment for own employees only, and warehouses	Buildings not in columns (3) and (5)	Dwelling units, hotels and residential buildings

CLAUSE 32: CONFLICT BETWEEN SCHEME, TITLE CONDITIONS AND TOWNSHIP CONDITIONS

No consent of the local authority given under the provisions of this Scheme shall be construed as conferring upon any person the right to use any land or to erect or use any building thereon in any manner or for any purpose which is prohibited in any condition registered against the title deed of the land or imposed in respect of the land under any law relating to the establishment of townships.

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