Realty Arena
For Sale/To Let

36 Industry Rd

Clayville Ext 4

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TITLE DEED DETAILS

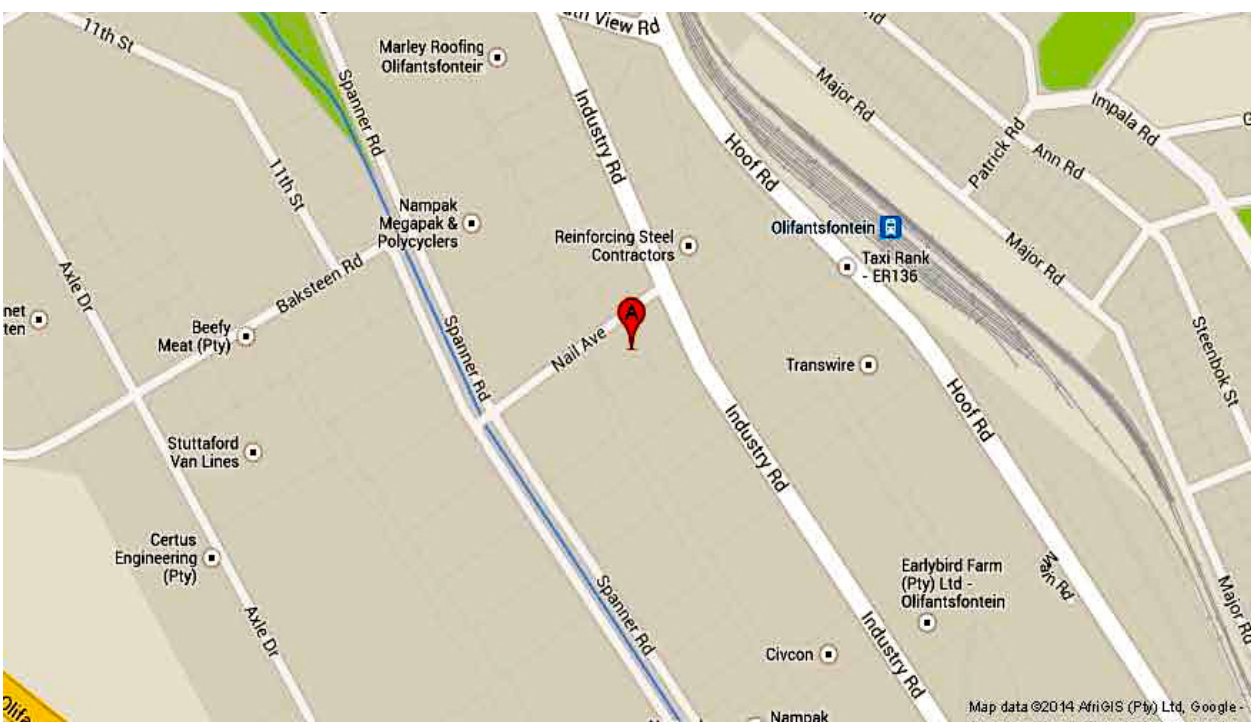
DESCRIPTION

Property Type	:	Freehold
Erf No	:	475 Clayville Ext 4
Extent (Erf)	:	8439 m^2
Building	:	$\pm$ 2450m^2
Address	:	36 Industry Rd Clayville Ext 4
Zoning	:	Industrial

LOCALITY

The property is situate corner Nail and industry Rds Clayville Industrial. It is ideally suited for engineering, manufacturing or a storage facility.

The area is occupied by Blue Chip tenants, owner-occupiers as to its close proximity to Pretoria / Johannesburg CBD and the Highway Grid. There is an influx of new warehousing and major renovations to existing factories, enhancing the area and in turn increasing, purchase prices.



IMPROVEMENTS

This building is aesthetically pleasing and is constructed of brick, mortar and IBR sheeting. Comprising of circa 500m^2 modern offices using skylights for natural lighting. There are four separate warehouses/workshops measuring circa 1950 m^2, all have 6 and 4-metre roller shutter doors. The Four separate workshops are ideal for a multi tenancy or can easily be combined into one. There is a 6000m^2 concrete slab providing parking, loading or outside storage making this facility extremely desirable. Do not miss this investment or owner use opportunity!

VALUE

As the building is commercial in nature, the accepted method of valuing is the "return" or "yield" method, viz:

Anticipated Monthly income: (Based on net achievable rental)

Offices	Net Let able, 500 m2 @ R50.00/m2 =	R 25 000.00
Workshops/ Warehousing	1950m2 @ R30.00/m2=	R 58 500.00
Concrete Slab and Parking	6000m2 @ R 5.00/m2 =	R 30 000.00

Therefore Annual Gross Income R 113 500.00 (x12) = **R 1 362 000.00**

Less: Estimated Annual Expenditure:

It is assumed that the above rentals are based on a triple Nett basis Viz The tenant is responsible For Rates, taxes, insurance and Maintenance

The value of the building is the present value of future income streams at a fair rate of return say 12 %

Therefore value is: $\frac{\text{R 1 362 000.00}}{0.12}$

R 11 350 000.00

Note : In the case of the workshops being multi tenanted than the square metre Rate Would be substantially higher as smaller pockets are let.

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Dean 082 389 9777

Photo Gallery