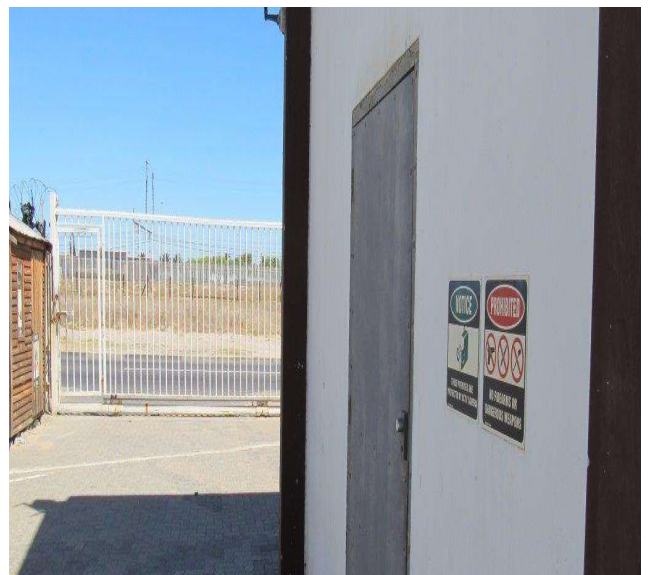


# FOR SALE AT R43,5 MILLION NET

ERF 101470 EPPING

A PRIME LOCATION SITUATED ON THE CORNER  
OF BOFORS CIRCLE & NOURSE AVENUE,  
EPPING INDUSTRIA 2.

OWNED BY VEGA PROPERTIES, A DIVISION OF  
SARGAS (PTY) LTD



## 1. DETAILS OF THE PROPERTY

- 1.1. Erf 101470 Epping measures in extent approximately **11,583 m<sup>2</sup>** and is registered in the name of **Sargas (Pty) Ltd**, with ownership held by way of Title Deed No. **T85508/2003**.

## 2. DETAILS OF IMPROVEMENTS

- 2.1. The improvements comprise a **composite manufacturing / warehouse complex** and measures in extent approximately **8,215 m<sup>2</sup>**.
- 2.2. The improvements have been constructed by means of **reinforced concrete framework** / precast concrete columns / formwork together with concrete infill panels to the main building and brick infill panels to the office component, further incorporating steel windows. The roof of the main building is of waterproofed reinforced concrete framework of a “saw tooth” design and the roof over the office being of longspan galvanised metal sheeting.
- 2.3. In addition, there is a substantial tarmac surfaced on site parking area on the Nourse Avenue side of the property with parking bays covered by “shade cloth”.
- 2.4. The property is fully fenced with 2 entrances.

## 3. TOWN PLANNING / LAND USE DATA

- 3.1. The property is zoned for **General Industrial** purposes and can be developed within the following basic parameters:
- 3.1.1. The site can be covered to a maximum extent of **75%** subject to the provision of onsite parking and goods loading facilities, which are required to be provided in accordance with a sliding scale, which takes into account the extent and use of improvements.

## TO VIEW PLEASE CONTACT

vegaproperties.co.za



+27 82 264 8802

joevd@vegaprop.co.za

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