

LIGHT INDUSTRIAL PROPERTY



**2 & 2-6 NOGIN ROAD, ISIPINGO,
DURBAN, KWAZULU NATAL**

OFFERS FROM R11 000,000.00

IAN WILLIAMS: 073 347 8407 | 031 579 4403

WWW.IANWYLES.CO.ZA

Viewing by Appointment only

Property Summary

Locality Maps

Pictures

Additional Information

Banking Details

Ian Wyles Auctioneers and Appraisers (PTY) LTD

(Property Practitioners Regulatory Authority Approved Trust Account)

Account Number – 40-9642-2381

Branch Name – Absa Bank Durban North

Swift Code – ABSA ZA JJ

Branch Code – 632005

Reference: Use Name and Property Address

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of IAN WYLES AUCTIONEERS or the Sellers or any other person

General

Property Address 2 & 2-6 Nogin Road, Isipingo, Durban, Kwazulu-Natal

Title Deed Information

Title Deed Number T33071/1993

Title Deed Description Erf 2247, Isipingo Ext 16, Ethekewini, Kwazulu Natal

Extent 9998 m²

Locality

We are delighted to present a large industrial property for sale in the vibrant areas of Isipingo Rail, situated in the Isipingo Rail Basin of Durban South, the property locality has excellent connectivity to major transport networks. 1.5 km to the N2. It provides convenient access to highways, port and other key infrastructure, to ensure efficient distribution to clients.

General Comments

This is a stand-alone property with two double-volume warehouses, it has a tarred/ concrete yard that allows easy turnaround circles for large trucks. The property has a sprinkler system which is a requirement for the insurance by law. Has two gated accesses to the property, the first area of the property could be cleared out, to enable more warehousing or large area for the parking of Super-Link Trucks, It boasts of 3-phase power with 400 amps, there is also a sub-station on the property. The property is fully walled with 4-meter high walls, with two guard huts.

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The double volume 3000 m² warehouse comprising:

Warehouse 1

- 4 x Large Industrial roller shutter doors
- Roof heights are at the eaves 7.5m to the apex 10m
- Sprinkler system spans the entire warehouse.
- Office component on ground floor, with a large boardroom, 3 storerooms, administration office with kitchen and ablution facilities for the staff.
- There is another large office component upstairs,
- 3 Phase power – 400 amps
- Canopy also spans the entire outside of the warehouse to enable smooth delivery of goods.

Warehouse 2

- Double volume 1200 m² warehouse
- 1 Roller shutter door
- 3 Phase power

Yard Space

- 1800 m² of tarred yard space
- 3 incomplete structures could be used for staff amenities.

Another portion the property

- A third warehouse exists 350 m²
- This section is used as an informal retail space, which could be demolished, for other purposes.
- There is access to the road.
- This area is hardened ground

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Expenses

Monthly Rates : R 24 350.00

Value Added TAX

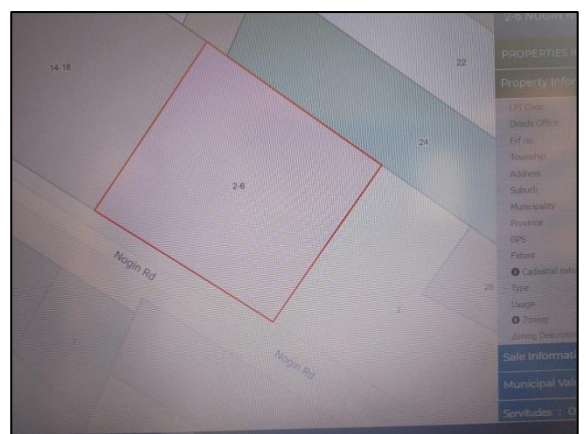
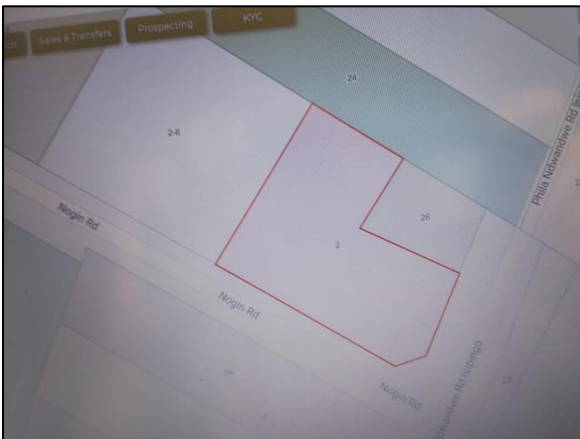
The Seller is VAT Registered. VAT applies over and above the Purchase Price.

Lease/ Occupancy

The Property is Vacant, no lease.

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IMAGES

2 & 2-6 NOGIN ROAD, ISIPINGO



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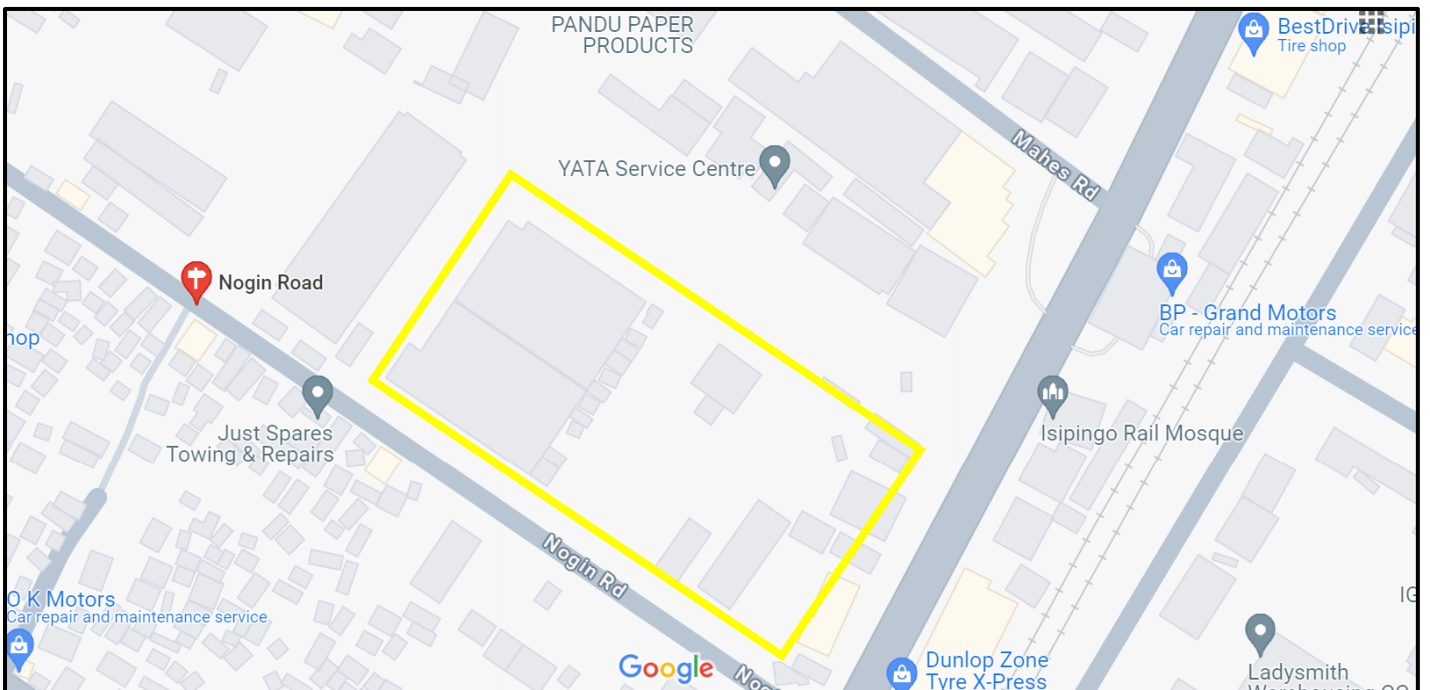


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AERIAL

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