

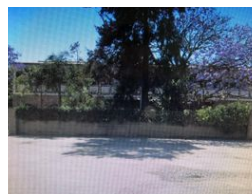
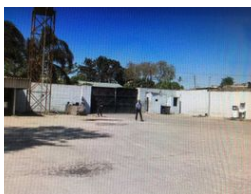
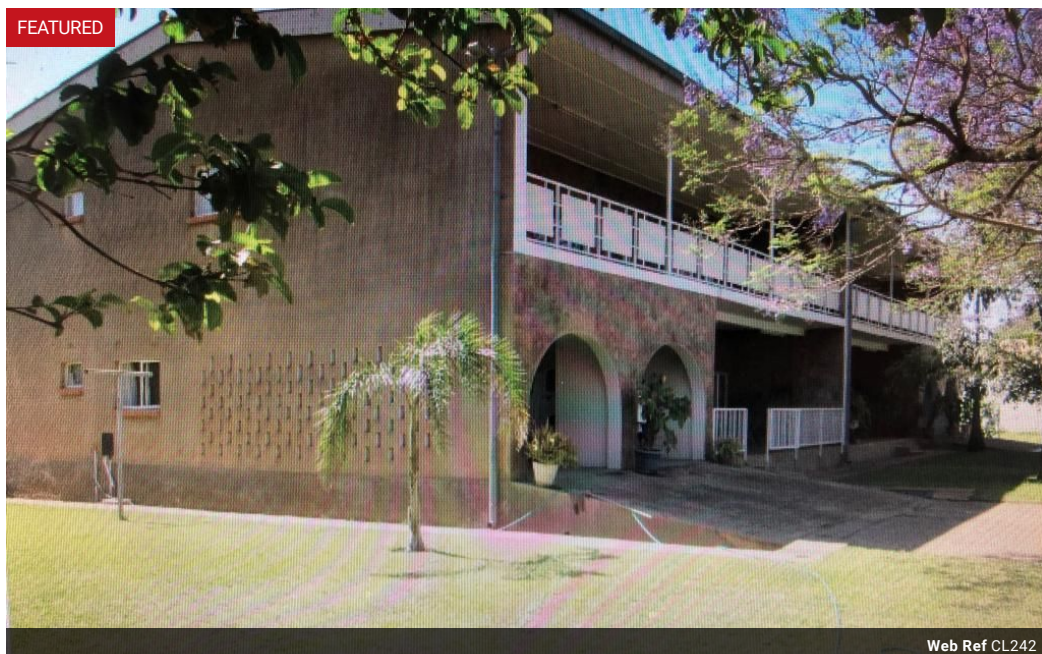


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## POA

 0  24

### Great Commercial Property in Light Industrial

This is a great commercial property, available for sale now; Situated in a sought after area, along one of the main roads in Light Ind. Area. Highly visible to the public and with an easy access.

The plot size is 4800 sqm,  
The property consists of the Workshop, complete with  
Two semi-detached offices, each with storage facilities,  
Truck repair garage with 2 diesel pumps completw with underground tanks,  
An ablution block, big yard for trucks or storage,  
In addition, there are two large semi-detached double storey residential houses. Each with 4 bedrooms, Master bedrooms are en-suite, with private gardens & equipped kitchens with laundry etc. Also lots of storage space.  
The property is served via borehole with prepaid meters, separate for the houses.

### Features

**Zoning** Industrial

#### Interior

|                  |     |
|------------------|-----|
| Air Conditioning | Yes |
| Power 3 Phase    | Yes |

#### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Security          | Yes                         |
| Open Parking Bays | 24                          |
| Parking Ratio     | 3 bays / 100 m <sup>2</sup> |

#### Sizes

|            |                     |
|------------|---------------------|
| Floor Size | 1,300m <sup>2</sup> |
| Land Size  | 4,800m <sup>2</sup> |