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# **PARK VILLAGE AUCTIONS**

*Trusted by banks, respected by buyers*



**190 SOUTH RAND TULISA PARK**  
**PRIME INDUSTRIAL PROPERTY LOCATION ON THE MAIN ROAD**

- **Property consists of Offices, Workshops and Warehousing space**
- **Combined extent of Erven 1.3598 Hectares**
- **GLA of ± 8 834m<sup>2</sup>**
- **Ample parking at the back of the building**

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# PROPERTY INFORMATION

## TITLE DEED DESCRIPTION

- Title Deed Description Erf 270 Tulisa Park
- Registered Owner Keka Moemedi Investments (Proprietary) Limited
- Title Deed Number T9363/2016
- Municipal area City of Johannesburg Metropolitan Municipality
- Site Area 1.3589 Hectare
- Physical address: 190 South Rand Road, Tulisa Park, Johannesburg
- GPS: -26.2494, 28.1052

**ALTHOUGH CARE HAS BEEN TAKEN INTO ASSEMBLING INFORMATION, PARK VILLAGE AUCTIONS CANNOT BE HELD RESPONSIBLE FOR ANY OMISSIONS  
ON BEHALF OF THE SELLER**

# PROPERTY INFORMATION

Improvements comprise large workshop areas that have been added onto the original building over a long period.

Buildings mainly comprise steel structures with IBR and face brick wall cladding that are covered with IBR sheets over pitched steel roof trusses. Floors comprise floated concrete slabs.

Ample natural lighting is provided inside most of the buildings and access into the buildings is available through industrial type roller shutter doors.

A small section of the building is double storey with workshop on the ground floor and offices on the first floor.

In addition, a basement workshop is provided. A lean-to structure is provided on the southern boundary of the property. A separate workshop which is open on the front is located on the western boundary of the property.

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# PROPERTY INFORMATION



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# PROPERTY INFORMATION

		GBA	GLA	COVERAGE	FAR	CONSTRUCTION
1	Open front workshop	117m <sup>2</sup>	117m <sup>2</sup>	117m <sup>2</sup>	117m <sup>2</sup>	Plastered/painted brick and iron
2	Workshop – Ground floor	541m <sup>2</sup>	541m <sup>2</sup>	541m <sup>2</sup>	541m <sup>2</sup>	Face brick with iron roof
	Offices – First Floor	541m <sup>2</sup>	514m <sup>2</sup>		541m <sup>2</sup>	
3	Factory/workshop	6663m <sup>2</sup>	6663m <sup>2</sup>	6663m <sup>2</sup>	6663m <sup>2</sup>	Face brick and IBR sheets
4	Basement workshop	819m <sup>2</sup>	819m <sup>2</sup>			Plastered/painted brick and concrete
5	Lean to	180m <sup>2</sup>	180m <sup>2</sup>	180m <sup>2</sup>	180m <sup>2</sup>	IBR roof
		8861m <sup>2</sup>	8834m <sup>2</sup>	7501m <sup>2</sup>	8042m <sup>2</sup>	

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