



**PARK VILLAGE AUCTIONS**

*Trusted by banks, respected by buyers*

# PROPERTY INFORMATION PACK

Remainder of ERF 1686 & Erf 915

Harrismith

**REGISTERED SIZE: 19 295 m<sup>2</sup>**





**PARK VILLAGE AUCTIONS**

*Trusted by banks, respected by buyers*



# PROPERTY DETAILS

Remainder of ERF 1686 & Erf 915  
Harrismith Central  
Title Deed: T6867/2004

**FOOTPRINT SIZE: 6 652 m<sup>2</sup>**

# Commercial Property

*Used as a meat Processing Plant*



# Improvements

**Structure:** Industrial Steel Frame with brick infill walls under pitched IBR roofing. As well as conventional brick walls under pitched and mono-pitched IBR roof sheeting.

**Storey's:** One and a half Volume.

**Roof:** Pitched and mono-pitched IBR roof sheeting.

**External Walls:** Plastered and painted brick walls

**Internal Walls:** Plastered and painted brick walls

**Floors:** Screed Concrete plus ceramic tiles and carpets.

**Ceilings:** Board type ceilings to all improvements. Pine ceilings in the offices. No Isolation to mini-factory area.

**Lighting:** Fluorescent light fittings.

**Glazing:** Steel Framed window frames with standard glazing

**Air-Conditioning:** Several wall mounted units.





**Improvements were made across both sites. The building on the inside is divided into:**

- Cold rooms**
- Work areas**
- Freezer, meat processing rooms**
- Offices**
- Ablutions**
- Storage**
- Workshops.**
- Detached Guard House and Shade**



# Surrounding Works

Three vehicular access points off both Badenhorst Street & Human Street - 2 x Remote controlled steel sliding gates. Site is fully fenced. Part concrete and part hardened gravel driveway areas.



# Accommodation & Areas

Accommodation & areas	Approximate Lettable Area/Bays		Approximate Gross Building Area	
Meat Processing Factory	5966	m <sup>2</sup>	5966	m <sup>2</sup>
Internal Offices	272	m <sup>2</sup>	272	m <sup>2</sup>
Mini-Factory / Workshop	300	m <sup>2</sup>	300	m <sup>2</sup>
Roofed Dispatch Area	94	m <sup>2</sup>	94	m <sup>2</sup>
Guardhouse			20	m <sup>2</sup>
<b>Total</b>	<b>6632 m<sup>2</sup></b>		<b>6652 m<sup>2</sup></b>	
Open Parking	50	Bays		
Shadeports	8	Bays		
Carports	0	Bays		
Ground Floor Covered	6652	m <sup>2</sup>		





# PARK VILLAGE AUCTIONS

*Trusted by banks, respected by buyers*



*Phone:*  
**051 430 2300**

*Email:*  
**bloem3@parkvillage.co.za**

*Website:*  
**www.parkvillageauctions.co.za**

**THANK YOU!**