



伯乐不动产

BELLAGIO REAL ESTATE

专业为基，服务为本



NORTHRIDING-约堡

官网：www.bre666.co.za

二月2025

29,146平方米 约堡



物业出售

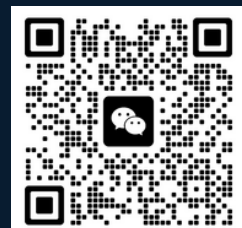
该物业位于约堡NORTHRIDING，占地29,146平方米。在主要道路WITKOPPEN ROAD上，两侧是ITALTILE展厅/仓库及NORTHLAND CORNER购物商场。

主要资讯：

土地用途：INDUSTRIAL 1

- 工业建筑，包括商店与展厅
- 允许高度3层楼
- 建筑覆盖率60%
- 容积率60%
- 停车位需求： -
 - 工业厂房：每100平米需有1个车位；
 - 展厅：每100平米需有3个车位；
 - 商店：每100平米需有6个车位；
 - 写字楼：每100平米需有4个车位。

如需更多信息，欢迎与我联系。



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重要资讯:

- 目前现有建筑物约6,293平米。
- 租约2026年2月底到期。
- 租金收入419,896.73/月。
- 目前地税R54,751.20/月。
- ASSOCIATION LEVY R14,321.54/月。

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General view of the secure on-site open storage
(Note the 80mm interlocking concrete brick paving)



General view of the attached covered lean-to
for the warehouse



General view of the secure on-site open storage
(Note the 80mm interlocking concrete brick paving)



General view of the secure on-site open storage
(Note the 80mm interlocking concrete brick paving)



General external view warehouse and the attached
covered lean-to



General external view of the warehouse

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General view of the warehouse



General view of the warehouse



General external view of the gatehouse



General external view of the warehouse and the attached lean-to



General view of the ablutions



General view of the ablutions.
(Note the damage to the cistern)

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General view of the ablutions



General view of the changerooms



General external view of the shade cloth carports and the administration offices in the background



General view of the standby generator



General internal view of the administration offices



General internal view of the administration offices

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General internal view of the administration office



General internal view of the administration office



General internal view of the bar on the first floor



General internal view of the first floor office

重置成本参考

Subject Property: Portion 322 of Farm Ollevehoutpoort 196 IQ				
Estimated New Replacement Costs (ENRC) - Insurance				
Address:		Kenilworth Road, Hoogland Extension 62, Johannesburg, Gauteng		
Building Usage:		Warehouse / office / parking		
Improvements	Building Area	Rate/m ²	Total	
A. Workshop-Part open sided	430m ² @ R	3 500.00/m ²	R	1 505 000.00
B. Warehouse	1 509m ² @ R	5 000.00/m ²	R	7 545 000.00
C. Attached lean-to to the above	156m ² @ R	2 800.00/m ²	R	436 800.00
D. Changeroom / ablutions	49m ² @ R	10 500.00/m ²	R	514 500.00
E. Warehouse	544m ² @ R	5 000.00/m ²	R	2 720 000.00
F. Single /part double storey offices / boardroom / ablutions / kitchen	1 614m ² @ R	12 500.00/m ²	R	20 175 000.00
G. Gate house	12m ² @ R	4 500.00/m ²	R	54 000.00
H. Stores / offices	115m ² @ R	6 500.00/m ²	R	747 500.00
H1. Attached changerrooms / ablutions to the above	64m ² @ R	10 500.00/m ²	R	672 000.00
I. Warehouse	1 027m ² @ R	5 000.00/m ²	R	5 135 000.00
J. 2 X Attached lean-to to the above	773m ² @ R	2 800.00/m ²	R	2 164 400.00
K. Shade cloth carports	33 bays 495m ² @ R	610.00/m ²	R	301 950.00
L. Concrete slabs for the Proposed Erf 460	9 147m ² @ R	1 200.00/m ²	R	10 976 400.00
M. Brick plastered and painted to the east boundary	105m @ R	2 000.00/m	R	210 000.00
Steel palisade to the east boundary	62m @ R	900.00/m	R	55 800.00
Face brick to the south boundary	164m @ R	2 500.00/m	R	410 000.00
Precast wall to the west boundary	80m @ R	880.00/m	R	70 400.00
Brick plastered and painted to the west boundary	75m @ R	2 000.00/m	R	150 000.00
Face brick to the north boundary	164m @ R	2 500.00/m	R	410 000.00
N. Concrete brick paving for Erf 461	9 695m ² @ R	580.00/m ²	R	5 623 100.00
O. Stand by Generator	52kVA @ R	2 000.00/kVA	R	104 000.00
P. Borehole/Jo-Jo tank/pressure pump	say		R	65 000.00
Construction Area (excluding the hard standing) :		6 293m² @ R	9 541.69/m²	R 60 045 850.00
NOTE THE CCTV AND THE ALARM HAVE BEEN EXCLUDED				
1. CARRY FORWARD REPLACEMENT COST			R	60 045 850.00
2. ENRC (excl demolitions, escalation, inflation, fees, and VAT) AS AT DAY 1:		30 April 2021	R	60 045 850.00
3. DEMOLITION COSTS	6 293m ² @ R	250.00/m ²	R	1 573 250.00
			R	61 619 100.00
4. COST INFLATION: (using BER and CPAP projections), on 2 and 3 above if the building is destroyed on Day 1				
- Pre contract period (months):	3			
- Construction period (months):	6	4.62%	R	2 846 802.42
			R	64 465 902.42
5. ESCALATION if the building is destroyed on Day 365 of the Insurance Period		7.00%	R	4 512 613.17
			R	68 978 515.59
6. PROFESSIONAL FEES including disbursements		8.41%	R	5 800 740.75
7. PASSING OF PLANS (Council charge)		0.125%	R	86 223.14
			R	74 865 479.49
8. VAT		15.00%	R	11 229 821.92
9. TOTAL ESTIMATED REPLACEMENT COST IF BUILDING IS DESTROYED AT DAY 365			R	86 095 301.41
10. ANALYSES OF SUMS TO BE INSURED:				
10.1 ENRC as at day 1			R	60 045 850.00
PROFESSIONAL FEES			R	5 049 549.21
VAT		15.00%	R	9 764 309.88
INSURABLE VALUE (S)			R	74 859 709.10
ROUNDED TO:			R	74 900 000.00
LOSS OF RENT:	R 424 162.50 /month for 9 months		R	3 817 462.50



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