

FOR SALE

UNIT 7 & 8 KYALAMI PLAZA 2

Estoril Road, Killarney Gardens



Comprehensive details of this property will be supplied to the purchaser on request.

Whilst every effort has been made to ensure the accuracy of this information contained herein, no liability will be accepted for any errors or omissions.

Commercial Data Sheet

Name of Building : Unit 7 and Unit 8 Kyalami Plaza 2
Address : 11 Estoril Road, Killarney Gardens
City : Cape Town

Property Type : 2 well located Industrial warehouses in secure Industrial Park
Rate per sqm : R5635.00
Rates : Approx R15 000 pa
Levies, Insurance, etc : Approx R10 500 per month
Achievable market related rental : R55 / sqm
GLA : 2573 sqm (1282 sqm and 1291 sqm)
Selling Price (both properties) : **R14 500 000**

Remarks:

- Neat, clean and well - built industrial warehouses in the heart of Killarney Gardens
- 10m eaves height and 5m height on mezzanine
- Plenty ablutions including showers
- Boardroom with views
- Offices with balconies and views
- Plenty parking and space for trucks to collect/deliver goods
- 150 Amp power to unit 7 and 80 Amps power to unit 8
- Air - conditioning in offices
- Kitchenettes
- 2 roller doors with excellent height clearance
- Can be let to separate tenants by closing one interior wall
- Vacant occupation. The property would suite an owner occupier or investor with a suitable tenant to occupy

Both properties are to be sold as a package.

Interior Pictures

Pictures

