

# OMNILAND

## AFSLAERS / AUCTIONEERS

BK/CC REG NO: CK91/07054/23      BTW/VAT REG NO: 4460112099

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## PROPERTY DESCRIPTION

### WITLAB (PTY) LTD: IN LIQUIDATION

### STAND 3883 & 3884 TASBETPARK EXT 23 MPUMALANGA



### 3883 GRYSBOK STREET, TASBETPARK EXT 23

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UNASHAMEDLY ETHICAL

Deon Botha Cell: 082 892 8355 e-mail: [deon@omniland.co.za](mailto:deon@omniland.co.za)  
Roderick Roets Cell: 082 960 1881 e-mail: [rod@omniland.co.za](mailto:rod@omniland.co.za)

## PROPERTY REPORT

REGISTERED OWNER:

Witlab (Pty) Ltd - In Liquidation

REGISTRATION NUMBER:

2003/009138/07

MASTER'S REFERENCE:

T1038/19

VAT REGISTRATION:

Witlab (Pty) Ltd is registered for VAT. VAT number 479 011 7677

SUBJECT PROPERTY:

Stand 3883 and 3884 Tasbetpark Ext 23 Mpumalanga

PHYSICAL ADDRESS:

3883 Grysbok Street,  
Tasbetpark Ext 23

TITLE DEED NUMBER:

T2783/2009

EXTENT:

Erf 3883: 1 429m<sup>2</sup>

Erf 3884: 5 398 m<sup>2</sup>

Toal: 6 827m<sup>2</sup>

LOCATION:

From the N12 west at Witbank take the Watermeyer Street (R544) off ramp, turn right on the R554 and follow for 700m. Turn left in Kiepersol Street and follow for 150m. Turn left in Springbok Street and follow for 700m. Turn left and follow to where property is situated on left hand side.

CO-ORDINATES:

S25.920231

E29.234

ZONING:

Business 1

IMPROVEMENTS:

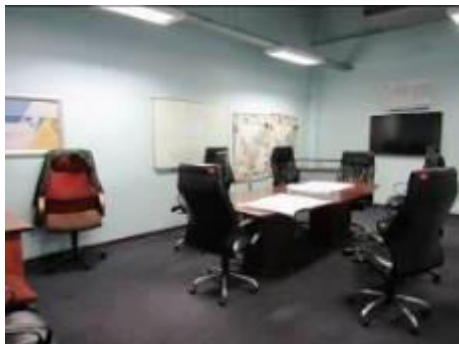
The property is improved with an industrial and office building that consists of the following:

Main improvements:

- Double story offices, ground floor and first floor with reception area, tiled floors.
- Some open plan office areas, kitchens and ablution facilities
- Central air conditioning
- First floor mezzanine storage
- Large laboratories with concrete floors

- Staff canteens and ablution facilities
- Office in the warehouse
- Workshop
- Store rooms
- Sampling and test rooms
- Large paved parking areas and delivery areas
- Electrical security fencing
- 9 Shade net covered parking areas
- Guard house at entrance
- Tar surfaced open area (Stand 3884 vacant land)
- The property is properly fenced with remote controlled gates











Size:

- Double storey administration and offices. ±410m<sup>2</sup>
- Laboratory and sample offices. ±1 955m<sup>2</sup>
- Various storerooms. ±333m<sup>2</sup>
- Guard house ±20m<sup>2</sup>
- Mezzanine storage. ±284m<sup>2</sup>
- Lean-to ±54m<sup>2</sup>
- Tared vacant area (Stand 3883) ±1 429m<sup>2</sup>

STATE OF IMPROVEMENTS:

The property is in good condition.

CURRENT USAGES:

The property is vacant.

ACCESS TO PROPERTY:

Contact Omniland Auctioneers on 012 804 2978 or Roderick on 082 960 1881.

MONTHLY RATES AND TAXES:

Stand 3883

Rates & Taxes

R828.39

Sewerage

9.67

Total:

R838.06

Stand 3884

Rates & Taxes

R11 748.10

Refuse

296.96

Total:

R12 045.06

**VALUATION:**

<b>Investors value with income/expenditure calculations</b>							
Income		Running cost		Nett income			
Monthly	Yearly	Monthly	Yearly	Monthly	Yearly	Return %	Value
155460.00	1865520	31092	373104	124368	1492416	8	R 18,655,200
155460.00	1865520	31092	373104	124368	1492416	9	R 16,582,400
155460.00	1865520	31092	373104	124368	1492416	10	R 14,924,160
155460.00	1865520	31092	373104	124368	1492416	11	R 13,567,418
155460.00	1865520	31092	373104	124368	1492416	12	R 12,436,800
155460.00	1865520	31092	373104	124368	1492416	13	R 11,480,123
155460.00	1865520	31092	373104	124368	1492416	14	R 10,660,114
155460.00	1865520	31092	373104	124368	1492416	15	R 9,949,440
155460.00	1865520	31092	373104	124368	1492416	16	R 9,327,600
155460.00	1865520	31092	373104	124368	1492416	17	R 8,778,918
155460.00	1865520	31092	373104	124368	1492416	18	R 8,291,200
155460.00	1865520	31092	373104	124368	1492416	19	R 7,854,821
155460.00	1865520	31092	373104	124368	1492416	20	R 7,462,080

DESCRIPTION	GROSS LETTABLE AREA	RAND/M <sup>2</sup>	MONTHLY RENTAL
Double storey administration and offices	± 409 m <sup>2</sup>	R60	R24 540
Laboratory and sample offices	± 1 955 m <sup>2</sup>	R60	R117 300
Various store rooms	± 333 m <sup>2</sup>	R20	R6 660
Guard house	± 10 m <sup>2</sup>	R20	R200
Mezzanine storage	± 284 m <sup>2</sup>	R20	R5 680
Lean-to	± 54 m <sup>2</sup>	R20	R1 080
<b>TOTAL:</b>			<b>R155 460</b>
<b>ANNUAL INCOME:</b>			<b>R1 865 520</b>

<b>PROJECTED ANNUAL EXPENSES</b>	
20% of Annual Income	R373 104

**PRICE ON REQUEST: CONTACT RODERICK ROETS ON 082 960 1881**

**OMNILAND AUCTIONEERS**  
11 February 2020



# WinDeed Property Report



Township **TASBETPARK EXT 23**, Erf **3883/0**

## REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	T2783/2009
Erf Number	3883	Registered Size	1429.0000SQM
Portion Number	0	Municipality	EMALAHLENI LOCAL MUNICIPALITY
Township	TASBETPARK EXT 23	Province	MPUMALANGA
Registration Division	JS	Coordinates (Lat/Long)	-
Deeds Office	MPUMALANGA		

## OWNER DETAILS

Owner 1 of 1

Person Type	COMPANY	Title Deed	T2783/2009
Name	WITLAB PTY LTD	Purchase Date	2009/01/26
Registration Number	200300913807	Purchase Price (R)	4,188,690
Share (%)	-	Registration Date	2009/03/30

## PROPERTY INFORMATION

No property information available.

## BONDS AND OTHER DOCUMENTS

No documents to display

## PROPERTY HISTORY

Document Number	Amount (R)	Holder
T117884/2006	1,700,000	FERNANDES MARTINHO ESTEVAO PEREIRA

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# WinDeed Property Report



Township **TASBETPARK EXT 23**, Erf **3884/0**

## REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	T2783/2009
Erf Number	3884	Registered Size	5398.0000SQM
Portion Number	0	Municipality	EMALAHLENI LOCAL MUNICIPALITY
Township	TASBETPARK EXT 23	Province	MPUMALANGA
Registration Division	JS	Coordinates (Lat/Long)	-
Deeds Office	MPUMALANGA		

## OWNER DETAILS

### Owner 1 of 1

Person Type	COMPANY	Title Deed	T2783/2009
Name	WITLAB PTY LTD	Purchase Date	2009/01/26
Registration Number	200300913807	Purchase Price (R)	4,188,690
Share (%)	-	Registration Date	2009/03/30

## PROPERTY INFORMATION

No property information available.

## BONDS AND OTHER DOCUMENTS

No documents to display

## PROPERTY HISTORY

Document Number	Amount (R)	Holder
T117884/2006	1,700,000	FERNANDES MARTINHO ESTEVAO PEREIRA

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