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1,100m² Business For Sale in New Germany



SOLE MANDATE

Web Ref CL45



R9,500,000

Monthly Levy R2,500 Excl. VAT

Monthly Rates R15,000 Excl. VAT

 13  10

A Grade Commercial Property

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This A-grade double story commercial building is a standout investment opportunity. Formerly the VW Durban head office, it is currently leased to a top quality tenant on a three year lease (from June 2024) at R45,000 per month (excluding VAT, water, and electricity).

Property Features:

- Total size: 1 049m².
- Lower level: 600m².
- Upper level: 500m².
- Flexible office layout – drywall partitions can be modified.
- Light workshops & storerooms.
- Ablutions, kitchenettes & reception area.
- Parking: 26 bays (3 garages, 10 covered, 10 open).
- Power backup: 3 phase 20kVA generator.

Prime Location & Accessibility:

- Easy access to major transport routes including the M19, M13 and N3

Features

Zoning Commercial

Interior

Air Conditioning Yes
 Power 3 Phase Yes

Exterior

Security Yes
 Covered Parking Bays 13
 Open Parking Bays 10

Sizes

Floor Size 1,100m²

