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Sparrow Shopping Centre, Nelson Mandela  
Dr, Modimolle



Web Ref BSH-CS00074



R15,500,000

3 4

**AN INDUSTRIAL PROPERTY WITH GREAT MONTHLY INCOME IN ROSSLYN AREA, PRETORIA GAUTENG.**

This 2,1459 HA property is near the Rosslyn's Industrial hub in the North of Pretoria and is zoned for INDUSTRIAL 1 (HEAVY INDUSTRIAL). The area is surrounded by the N4 highway so ideal for accessibility.

This property has the potential to accommodate multiple businesses. At present the premises occupies 6 workshop/warehouse units, each with its own separate entrances directly from the street.

UNIT 1: 630 M<sup>2</sup>

UNIT 2: 450 M<sup>2</sup>

UNIT 3: 450 M<sup>2</sup>

UNIT 4: 450 M<sup>2</sup>

UNIT 5: 630 M<sup>2</sup>

UNIT 6: 630 M<sup>2</sup>

Each unit has its own parking area for clients and 3 phase prepaid electric meters. Current tenants comprise of different commercial industries, from car repairers to manufacturers.

There is a residential house (101 M<sup>2</sup>) with 3 bedrooms, 1,5 bathrooms, separate guest toilet, a study, a large tv/lounge room and

## Features

**Zoning** Industrial

### Exterior

Covered Parking Bays 3  
Open Parking Bays 4

### Sizes

Land Size 2Ha

### Extras

Total Land Extent: 2.1459 ha, Building Grade: A, Power Details: PREPAID METERS, Number Of Floors: 1, Roof Height: 4.5, It's a Multi Tenanted Building, STOREROOM, ORCHARD, NET TUNNELS