



RYNCOR PROPERTIES

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PROPERTY GUIDE

INDUSTRIAL COMPLEX WITH OFFICES, WAREHOUSING, FACTORY & ANCILLARY FACILITIES

ERF SIZE: 23,293 SQM

TENDER CLOSING DATE: Friday, 27 June 2025 @ 12:00

VIEWING: Only by appointment

CONTACT: Jacques van Wyk – Cell: 082 441 2052 or Tel: (012) 546 8409

ADDRESS: 101 Main Reef Road, Dunswart, Boksburg

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

Bank: ABSA, Branch: Pretoria North, Branch code: 632005, Account Number: 4066462915

Jacques van Wyk
(082) 441 2052 | info@ryncor.com

HOW IT WORKS

OBTAIN INFORMATION

- Visit our website to view the desired property.
- Communicate any questions you may have with us.
- Schedule a viewing appointment.

SUBMIT OFFER

- Register, create a profile and place your offers on our website.
- Or download the offer to purchase from our website and email it to info@ryncor.com.
- Or drop the tender off at your nearest Ryncor tender box.

CONFIRMATION

- The sale is subject to confirmation by the seller.
- A 10% deposit is paid into the Ryncor Properties trust account.
- If the offer is accepted, guarantees are paid within 30 business days.

REGISTRATION OF TRANSFER

- Congratulations on acquiring your new property.



AERIAL PLAN:



PROPERTY INFORMATION:

The subject property is an industrial facility comprising a combination of office, warehouse, and factory space, along with various ancillary improvements. The premises include a factory section, two raw materials distribution centres, an old training section, a canteen, an ablution block, and security guard houses. The site features both paved and unpaved yard areas, with on-site parking available through open bays and shade-ports.

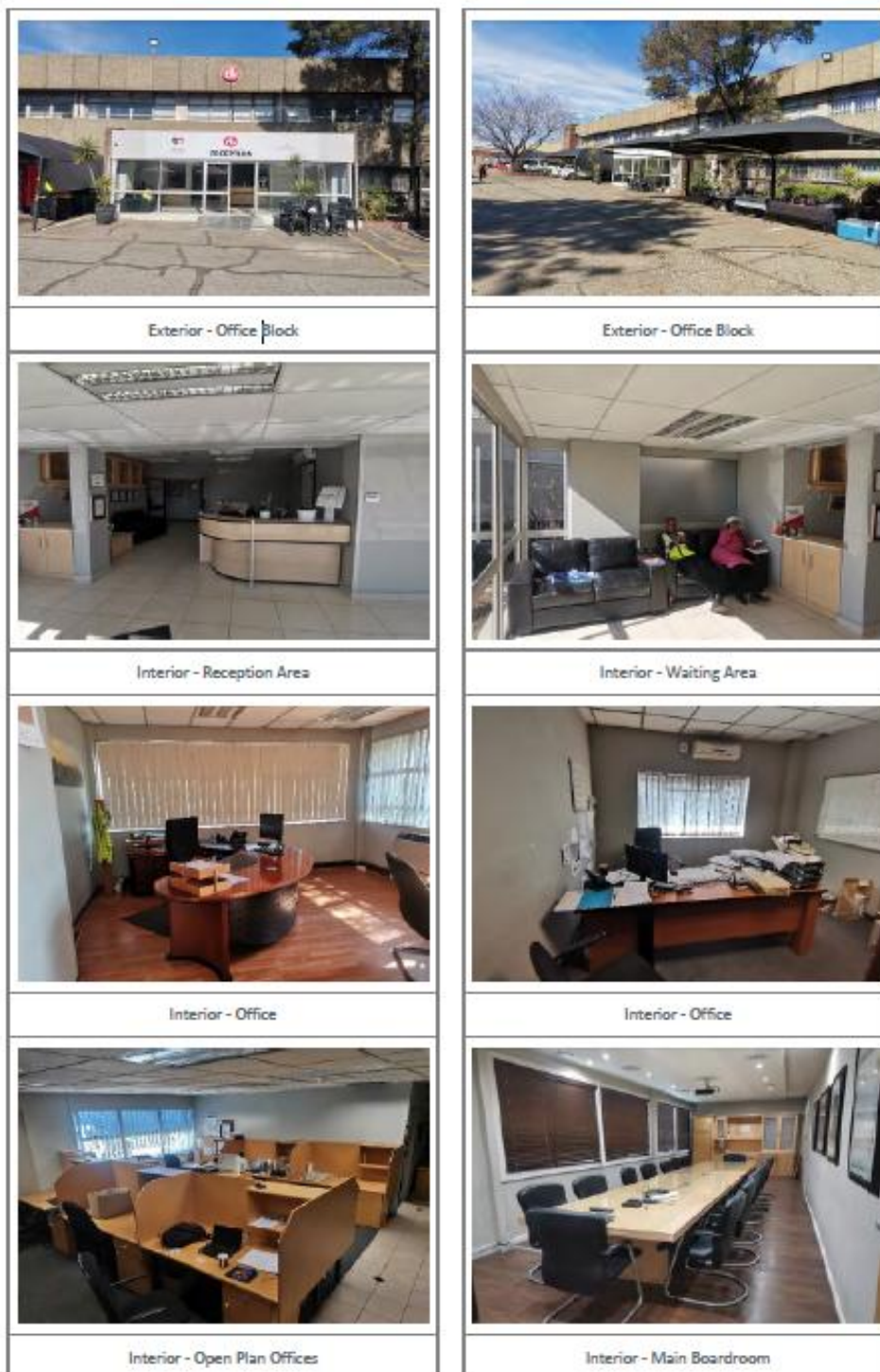


Office Block:

The office component consists of a double-storey building adjoining the main warehouse. It is constructed with concrete panel wall elevations inset with aluminum-framed glazed sections and is topped with a flat roof. The entrance and front elevation feature aluminum-framed glazing, providing a modern and professional appearance.

Internally, the office block is finished with plastered and painted walls, 'T' panel ceilings with fluorescent lighting, and solid concrete flooring fitted with a combination of carpets and ceramic tiles. The bathrooms are fully tiled with wall-to-wall ceramic finishes.

The layout includes partitioned private offices and open-plan office spaces, supported by male and female ablutions and kitchen facilities on each floor.



Warehouse:

The warehouse is a rectangular structure attached to the double-storey office block, designed to accommodate storage, distribution, and operational functions. It consists of two distinct sections:

High-Volume Section: This portion features a steel-framed structure with IBR-clad walling and roofing, providing a durable and weather-resistant enclosure. The interior is equipped with a floated concrete floor and fluorescent lighting to enhance visibility and functionality.

Single-Storey Section: Constructed with brick walls that are plastered and painted both internally and externally, this section is topped with a reinforced concrete domed roof. The flooring throughout is concrete, ensuring durability and ease of maintenance.

The warehouse's internal layout includes a large open storage area, designated receiving and dispatch zones, as well as associated office space. Additionally, it is equipped with ablution facilities, change rooms, and general storage areas to support operational efficiency.



Warehouse - External



Warehouse - External



Warehouse - External



Despatch Area



Warehouse - Internal



Warehouse - Internal



Factory:

The factory comprises a steel-framed structure with IBR-clad sides and roofing, designed for efficient industrial operations. Natural lighting is enhanced through translucent sheeting panels in the upper roof area, complemented by high-powered sodium vapor fittings and fluorescent lighting.

Internally, the factory features a durable power-floated concrete floor. Essential fittings include extractor fans for ventilation, roller shutter doors for ease of access, and fire hoses for safety compliance. The factory is divided into three well-defined sections: Liquid Plant, Powder Plant, and Storage Area.

A portion of the facility includes a steel-supported mezzanine storage space, optimizing vertical storage capacity. Additionally, an extended storage section has been constructed with a steel frame, featuring half-height brick walls with Chromadek cladding on the upper walls and roof. This section also benefits from translucent sheeting panels for natural lighting, supplemented by fluorescent fixtures.

Laboratory & Control Office:

Between the factory and office building is a dedicated laboratory section, directly connected to an adjacent control office. This area provides controlled access to and from the main office building, ensuring secure and efficient workflow management.

The laboratory is finished with plastered and painted walls, 'T' panel ceilings fitted with fluorescent lighting, and solid concrete flooring with ceramic tiles, ensuring a clean and professional environment suitable for testing and quality control processes.



Exterior – Factory Building



Exterior - Newer Section of Factory



Interior - Factory



Interior - Newer Section of Factory



Raw Materials Distribution Centres 1 & 2:

The Raw Materials Distribution Centres are steel-framed structures designed for efficient storage and distribution of raw materials. Both centres feature face brick walling up to mid-height, with IBR cladding on the upper sections and roofing. Natural lighting is supplemented by translucent sheeting panels in the roof, in addition to fluorescent lighting for enhanced visibility.

Raw Materials Distribution Centre 2:

In addition to storage functions, Centre 2 includes a new workshop section at the rear, a mezzanine floor for additional storage capacity, and a lean-to structure constructed of brick with an IBR-clad roof, used as an office and storage area. The new workshop section is integrated into the facility for seamless operations.

Interior Features:

- Ceilings: "T" panelled board ceilings fitted with fluorescent lighting.
- Flooring: Solid concrete flooring with carpet tiles in office areas.
- Accommodation: Includes storage areas, office space, and bathroom facilities, ensuring a functional work environment.



Raw Materials Distribution Centre 1



Raw Materials Distribution Centre 1 - Internally



Raw Materials Distribution Centre 2



Raw Materials Distribution Centre 2 - Internally



Canteen & Staff Change Room:

The canteen and staff change room building is a brick-constructed structure, plastered and painted internally, with a painted exterior finish. The building is topped with a corrugated iron roof, underlaid with asbestos ceilings for insulation.

Internally, the flooring consists of solid concrete screed, finished with ceramic floor tiles for durability and easy maintenance. The canteen is equipped with a double sink, providing essential facilities for staff use.



Exterior - Canteen



Interior - Canteen



Exterior - Staff Change Rooms



Interior - Staff Change Rooms



SURROUNDING WORKS

Surrounding works include:

- The perimeter of the property is enclosed with a combination of steel palisade fencing, precast palisade fencing with electric wiring above;
- The yard space and circulation areas are part paved and part unpaved;
- There are two vehicular access points off Main Reef Road;
- Two security guard houses, one at each entrance to the property;
- Three steel sliding gates at entrances at the front section.



Security Guard House 1



Security Guard House 2



Paved Storage Area



Paved Storage Area



Paved Yard



Unpaved Yard Area



1. Property Details:

No.	Description	GLA (m²)
1	Office Block	838
2	Warehouse	4,507
3	Factory	2,000
4	Raw Materials Distribution Centre 1	330
5	Raw Materials Distribution Centre 2	662
6	Old Training Centre (Attached to "Raw Materials Distribution Centre 2")	194
7	Canteen & Ablution Block	82
8	Security Guard Houses	12
Sub Total:		8,625

2. Parking:

Description	Bays
Shade net on steel frame structure parking bays (0 Bays)	48
Open parking bays (Marked bays)	8
Sub Total:	56

3. Yard:

Description	Area (m²)
Paved yard areas (Drive and circular areas excluded)	1,850
Unpaved yard areas currently used as storage yards	2,850
Sub Total:	4,700

4. Property Owner Details:

Portion	Farm	Tenure	Title Deed Number	Local Authority	Extent
Portion 63	Farm Vogelspruit No. 84 IR (Dunswart,Boksburg)	I.R.	T37538/1999	City of Ekurhuleni	23,293 m²

5. Town Planning Information:

Zoning:	Industrial 3
Floor Area Ratio:	1.2
Coverage:	60%
Height:	2 Storeys
Parking:	1 Parking bay per 100m² gross leasable industrial floor area and 2 parking spaces per 100m² gross leasable office or commercial space.
Building Lines:	6 meters along all Street Boundaries.

