



RYNCOR PROPERTIES

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PROPERTY GUIDE

PRIME INDUSTRIAL COMPLEX WITH THREE WORKSHOPS ON CONSOLIDATED STANDS

3059 SQM

TENDER CLOSING DATE: Friday, 22 August 2025 @ 12:00

VIEWING: Only by appointment

CONTACT: Cornay Smit – Cell: 082 956 5199 or Tel: (012) 546 8409 / 11

ADDRESS: 396 Gerrit Maritz Road, Pretoria North

MASTER REF NUMBER: T1296/2024

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

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

Cornay Smit
(082) 956 5199 | 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.



PROPERTY INFORMATION

Name:	Icon vs Signarama
Erf Number:	1660
Street Number:	396
Street Name:	Gerrit Maritz Road
Suburb:	Pretoria North
Province:	Gauteng
Sector:	Industrial
Co-ordinates:	-25.674895 / 28.181579
Erf Size:	3059 SQM

Property Description:

This industrial property comprises three free-standing double-volume workshop buildings, all sited on two consolidated stands with a combined extent of approximately **3,059 m²** under roof.

Building 1 (Approx. 963 m² GBA)

Building 1 consists of a spacious double-volume workshop constructed with a steel frame and plastered brick walls under a pitched corrugated iron roof. The administrative component and ablution facilities are integrated within the main structure and include reception areas, open-plan offices, individual offices, a boardroom, male and female ablutions, two kitchens, a changeroom, and an entertainment area attached to the rear. A section at the back was inaccessible during inspection. Internal finishes in the administrative section are of good quality, featuring drywall partitions and tiled flooring.

Building 2 (Approx. 673 m² GBA)

Building 2 is similarly constructed with a steel frame and plastered brick walls under a pitched corrugated iron roof. This building offers a large workshop area, three offices, two storerooms, and an attached storage area on the eastern side. A wooden mezzanine above the storerooms provides additional storage but is not included in the overall size calculation.

Building 3 (Approx. 389 m² GBA)

Building 3 features a double-volume workshop with face brick walls and a pitched IBR roof. The administrative and ablution facilities project from the eastern side and include a single office, changeroom, and ablutions.

Construction and Finishes

- **Structure:** Steel frame with plastered or face brick walls
- **Roof:** Corrugated iron and IBR sheeting, with sisalation beneath in workshops
- **Floors:** Power-floated concrete in workshops; tiled floors in offices and admin areas
- **Ceilings:** Conventional or suspended ceilings in admin areas; sisalation in workshops
- **Frames:** Steel window and door frames with large sliding steel doors
- **Lighting:** Combination of incandescent and fluorescent lighting

Condition

While the buildings offer functional and practical accommodation typical for industrial use in the area, some fittings and finishes are dated. Maintenance work is required, including repainting, removal of mould, repair of torn sisalation, and refurbishment of the derelict ablutions in Building 3. Additionally, power supply is currently unavailable due to stolen internal cabling.

This property presents an excellent opportunity for an investor or owner-occupier looking to acquire adaptable industrial premises with large workshop spaces, ample administrative areas, and potential for refurbishment to suit specific operational needs.

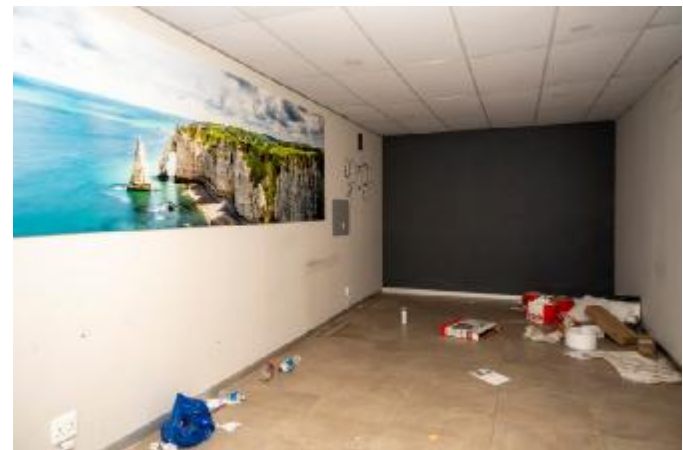


PROPERTY MAPS

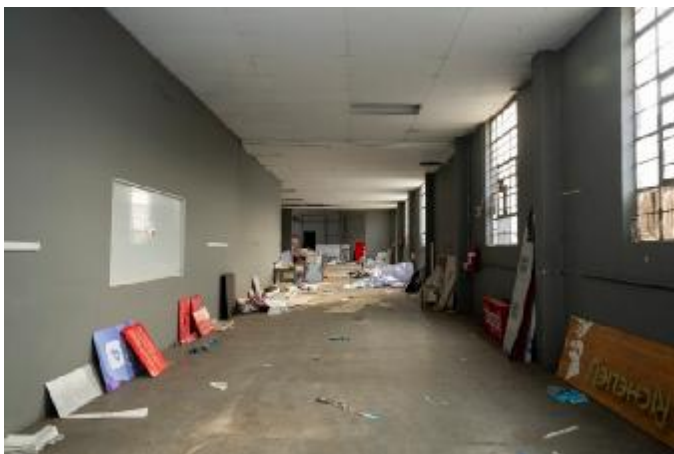
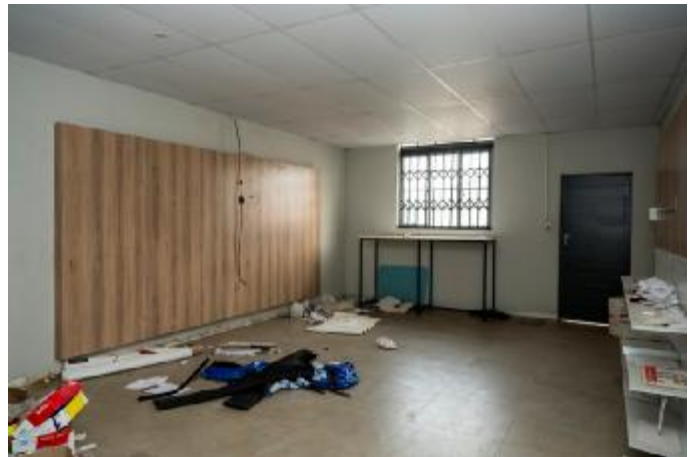
Arial View:



PHOTOS



PHOTOS



PHOTOS

