



## RYNCOR PROPERTIES

**Address:** 456 Jan van Riebeeck Street, Pretoria North, 0182

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### PROPERTY GUIDE

**INDUSTRIAL PROPERTY FOR SALE – OPTION TO PURCHASE CONTAINER HOME SEPARATELY IN ROSSLYN EAST.**

**EXTENT SIZE: 1165 SQM**

**TENDER CLOSING DATE:** Friday, 13 March 2026 @ 12:00

**VIEWING:** Only by appointment

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

**ADDRESS:** Erf 269, 8 Henrico Road, Rosslyn East, Akasia, 0200

**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](mailto: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](mailto: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 AERIAL VIEW:



## PROPERTY INFORMATION:

Erf 269, 8 Henrico Road, Rosslyn East, Akasia

### Property Overview:

This well-located industrial property is positioned in the highly sought-after Rosslyn East Industrial Node, one of Pretoria's premier automotive and manufacturing hubs. The property offers a functional layout suitable for light manufacturing, warehousing, distribution or automotive related operations.

The premises is currently tenanted and subject to a valid lease agreement, making it an excellent opportunity for investors seeking immediate rental income.

Description	Information
Property Type	Industrial
Title Deed	T122694/2007
Erf Size	1,165 m <sup>2</sup>
Building Size	±335 m <sup>2</sup>

### Improvements & Accommodation

- Reception area
- 2 Offices
- 3 Restrooms
- Kitchen
- Storeroom
- Factory / Workshop area
- 6 Shaded carports

### Construction:

- Brick construction
- IBR roof
- Concrete slab yard areas



**Secure perimeter:**

- Brick walling
- Palisade fencing
- Barbed wire
- Electric fencing

**Condition**

The property is in fair operational condition and suitable for immediate occupation or continued rental use.

**Location Advantages**

Rosslyn East is a well-established industrial precinct known for its strong demand and strategic positioning within the automotive sector.

**Key benefits include:**

- Located within the Rosslyn Automotive Hub
- Close proximity to major OEM manufacturers and suppliers
- Easy access to main arterial routes and highways
- Uninterrupted electricity supply (load shedding exempt area)
- Strong tenant demand and investment appeal

**Investment Opportunity:**

- The property is currently subject to an existing lease agreement, offering:
- Immediate rental income
- Reduced vacancy risk
- Strong long-term industrial demand in the area

**Purchase Options (Tender Opportunity):**

- Bidders may submit offers under the following structures:
- Purchase the property as a going concern including the container home
- Purchase the industrial property only
- Purchase the container home separately

This flexible structure allows both investors and owner-occupiers to structure an acquisition best suited to their operational or investment requirements.

**Ideal For**

- Automotive suppliers
- Engineering workshops
- Light manufacturing
- Warehousing & distribution
- Investors seeking tenanted industrial assets





PHOTOS:



PHOTOS:



## PHOTOS:





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