



**Riaan Grobbelaar**  
074 293 3576  
riaan.g@harcourts.co.za



**Wendy Worthington**  
079 017 3022

wendy.w@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road  
Belville  
CapeTown  
7550



Web Ref CL3640



## R6,949,000



### FOR SALE – Industrial Premises, 9 Brug Street, Triangle Farm

Harcourts Commercial is pleased to present this fully let industrial building, occupying a 773 m² stand on 9 Brug Street in the Triangle Farm precinct of Bellville. Strategically located just off Brug street, a main arterial in Triangle Farm, the asset benefits from excellent vehicle access, nearby transport links and abundant on-site loading and parking facilities.

This single-tenant industrial facility offers:

Ground-floor industrial GLA: 773 m² let to a meat processing company (lease expiry 30 Sept 2025; 6.5% p.a. escalations)  
100% recoverable operating expenses (All municipal rates, electricity and consumption charges), save insurance billed back in full to tenant  
Structured rental growth: 6.5% per annum step escalations

Financial Overview:  
Net Income (p.a.): R 592 362  
Net Yield: 8.5%  
Rate per m²: R 9 010.35

### Features

**Zoning** Industrial

#### Sizes

Floor Size 773m²  
Land Size 773m²

