## Harcourts Dunn



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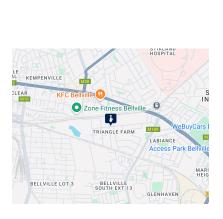
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R6,965,000





## 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:  $773 \text{ m}^2$  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 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

Size & Pricing

## Features

Zoning Industrial

Sizes

Floor Size 773m² Land Size 773m²