



Matthew Hayter
082 569 1765
matt@upsideproperties.co.za

Contact Head Office

031 5311103

Suite 1
The Corals
7 Campbell Drive
Umhlanga
4319



R11,950,000



Investment Property For Sale in New Germany, Pinetown

Property Specifications:

Floor Area - 1175sqm
Asking Price - R 11,95m
Rates - R14,423.47

Fully Tenanted
Ground Floor - Tenant 1 - Expiry 28/02/2026 - Monthly Rent R62,447.53 - Escalation 10%
Lower Ground Floor - Tenant 2 - Expiry 31/12/2026 - Monthly Rent R27,500.00 - Escalation 8%
Yard - Tenant 3 - Expiry 31/08/2029 - Monthly Rent R37,547.51 - Escalation 10%

Total Monthly Rent R127,495.04
Total Annual Rent R1,529,940.48

New Germany forms part of the western suburbs of Durban. The node is east of Pinetown and accessed via the M19 from Umgeni Road in Durban. The node is known to be heavy industrial as a large supply of power can be found, it is accompanied with moderate rentals. The area is amongst many public transport stops and convenient amenities

Features

Zoning Industrial

Interior

Power 3 Phase Yes

Exterior

Security Yes

Sizes

Floor Size 1,175m²