



49 Maple Road,
Pomona,
Kempton Park



49 Maple Road, Pomona

PROPERTY INFORMATION

LEGAL DESCRIPTION

ERF 3653 Pomona Ext 186,
Ekurhuleni
Gauteng

Known more commonly as:
49 Maple Rd, Pomona
Gauteng

ZONING

Industrial 1, including
ancillary offices

ADDITIONAL FEATURES

- Electrified perimeter fence & perimeter alarm system
- 8 x 5M high roller- shutter doors
- 1 x Dock- leveler

AREA SCHEDULE

Land size: 1,6753 HA

Warehouse: +/- 6 000 m²

Offices: 1 332 m²

TOTAL GLA: 7 332 m²

POWER SUPPLY

690 amps ; 3 phase

HEIGHT

+/- 11 meters to eves



49 Maple Road, Pomona

LEASING INFORMATION

TRIPLE NET LEASE

Basic Rent @ R55 / m2 = R 403 260 PM

+ Tenant responsible for fully repairing, cleaning and maintaining property
+ Utilities (metered)

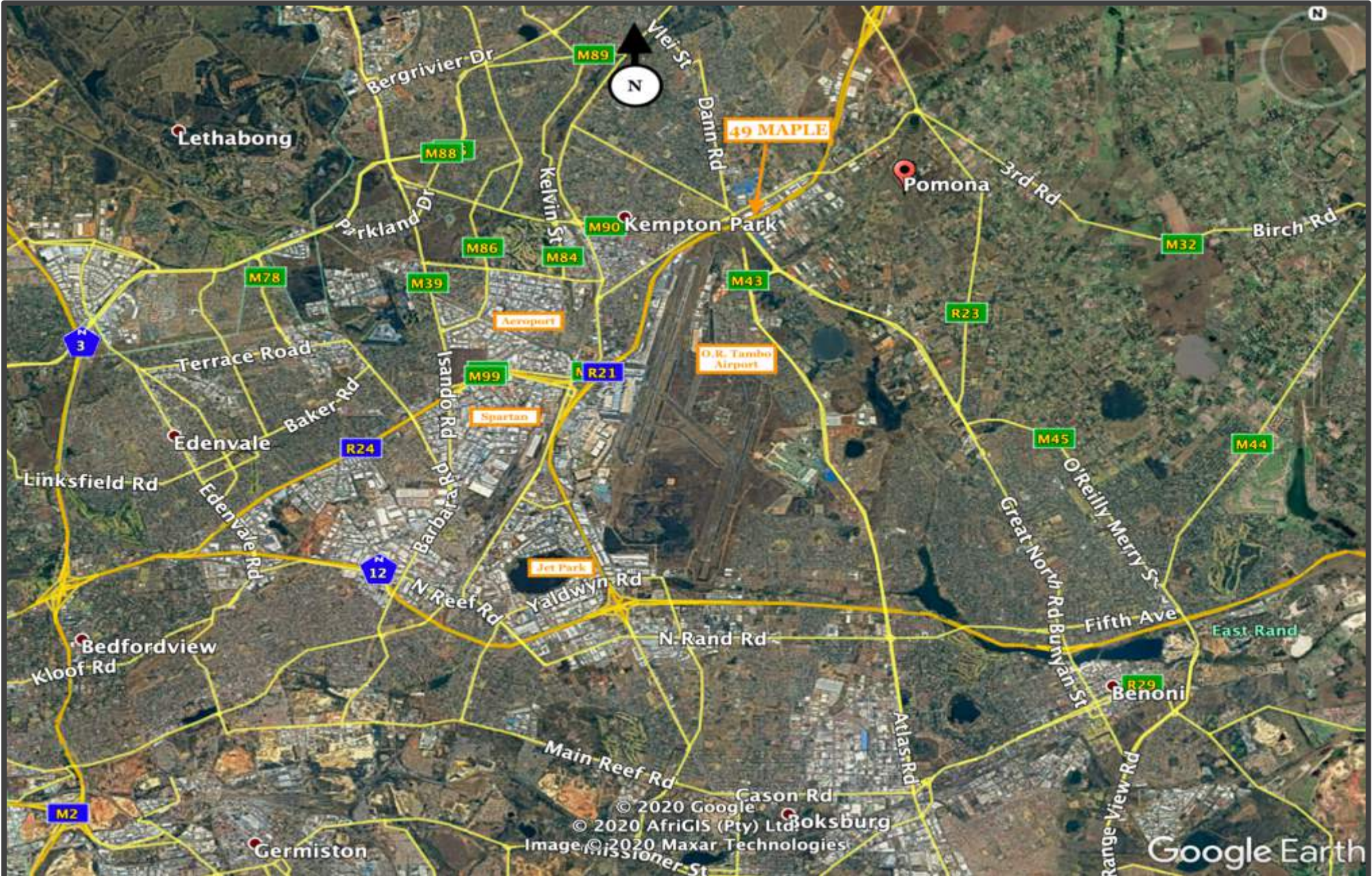
+
Municipal Rates: R 61 366, 67 PM

+
Insurance recovery: R 2 578, 42 PM (escalation due in July TBC)



49 Maple Road, Pomona

MACRO MAP



49 Maple, Pomona

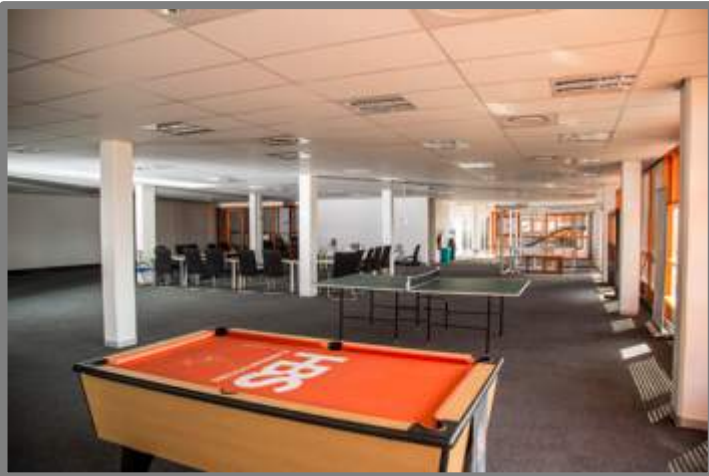
MICRO MAP



49 Maple, Pomona

IMAGES

Office – 1 332 m²



49 Maple, Pomona

IMAGES

Warehouse – Approx. 6000 m²





Lara Nasser

082 856 4915

Lara@blendproperty.co.za

Luke Weschta

073 499 4409

Luke@blendproperty.co.za

t: +27 11 380 9400 | e: info@blendproperty.co.za

230 Jan Smuts Avenue, Dunkeld West, Johannesburg, 2196

PROPERTY MANAGEMENT • FACILITIES • LEASING • ADMINISTRATION