



# IGROW COMMERCIAL PROPERTIES

## 14 290m<sup>2</sup> WAREHOUSE & OFFICE



9 Drukkery Street, Goodwood, Cape Town

### TO LET | FOR SALE

R35/m<sup>2</sup> | R30 Million

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# Goodwood, Cape Town

9 Drukkery Street

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### Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither IGROW (Pty) Ltd nor the Seller/Landlord guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of IGROW (Pty) Ltd or the Seller/Landlord or any other person.



# Goodwood, Cape Town

## 9 Drukkery Street

### General

Property Address	9 Drukkery Street
Suburb & City	Goodwood , Cape Town
Title Deed Description	Erf 17024, Cape Town
Erf Extent	11 223m <sup>2</sup>
GLA	14 290m <sup>2</sup>

### Municipal Information

Zoning	General Industrial 1
Rates	R 27 977 per month

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# Goodwood, Cape Town

## 9 Drukkery Street

### Locality

The property is located on the corner of Jagger Road and Drukkery Street, Goodwood. This property is exceptionally well positioned close to major rail and road transport routes. It is also within walking distance to Pick n Pay, banking institutions and other retail outlets along Voortrekker Road. Surrounding residential areas include Parow, Goodwood and Elsies River.

GPS co-ordinates for the site is:  
S 33°54'32.32"; E 18°34'30.74"



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# Goodwood, Cape Town

## 9 Drukkery Street

### Property Description

#### Accommodation Description:

The subject property is an industrial warehouse with a large office component. The warehouse is over 3 levels and has lift access to all levels. There are numerous ablution and facilities on each level. There is a central canteen area which will accommodate staff during break periods. The property will be ideal for a call centre operation as it has low ceilings and is compartmentalized into separate working areas.

The subject property also has onsite secure parking.

#### Finishes and Condition:

Roof	Corrugated
Ceiling	Concrete slab and drop in panels in suspended aluminium
External Wall	Plastered and painted brick
Internal Wall	Plastered and painted
Floor	A combination of concrete, tile and carpet
Overall	The building is in a good condition.

### Property Description

#### Ground Floor

- Small Office ~ 80m<sup>2</sup>
- Warehouse ~ 8000m<sup>2</sup>

#### First Floor

- Office ~ 1900m<sup>2</sup>
- Warehouse ~ 1800m<sup>2</sup>

#### Second Floor

- Warehouse ~ 2510m<sup>2</sup>

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# Goodwood, Cape Town

9 Drukkery Street

## Tenancy

The subject property will offer vacant occupation from 1 March 2016.

## Additional Information

**Rental** -The landlord will be looking to improvements to be done on the property. TI to be discussed with tenant

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## Pictures



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## Pictures



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