



VENDITOR
AUCTIONEERS



DECEASED ESTATE

ENGINEERING WORKS

PREMISES

PORTION 468 OF THE FARM

KAMEELDRIFT 313, JS

KENNETH STREET



VENDITOR AUCTIONEERS

INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8

Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s 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 or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.



LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

LIGHTSTONE

Property Details

8177 Pretoria Street, Jr, Gauteng

Suburb: Kameeldrift West

LAND SIZE (REGISTERED)
1.0889 ha

LEGAL
Ptn 468

Farm 313 *KAMEELDRIFT* Portion 468

Reg Div: *JR*

Province: *GAUTENG*

Coordinates: [-25.699421,28.036271](#)

[Google maps](#) | [Street View](#)

Amenities

<p> FILLING STATION</p> <p>4.34 km Sasol Hornsnek</p> <p> POLICE STATION</p> <p>No police stations in the proximity</p>	<p> BUS STATION</p> <p>No bus stations in the proximity</p> <p> SHOPPING CENTRE</p> <p>No shopping centres in the proximity</p>	<p> HOSPITAL/CLINIC</p> <p>No hospitals in the proximity</p> <p> EDUCATION</p> <p>4.29 km Wesmoot Itiiseng Primary Farm School</p> <p>3.27 km Laerskool Kameeldrift</p> <p>2.45 km Havre Equestrian Centre</p>
---	---	--



PROPERTY DETAILS

PROPERTY DESCRIPTION

Spacious Industrial Property with Multiple Buildings – Ideal for Manufacturing or Mixed Use

This well-located and fully fenced property offers a versatile combination of industrial and residential facilities, making it ideal for manufacturing, engineering, commercial, or mixed-use operations.

The premises comprise three buildings set on a sizeable stand of approximately 1.0889 hectares, with ample yard space for equipment storage, vehicle movement, and operational efficiency.

Key Features:

- **Guardhouse** (±20 m²) at the entrance, providing effective security and access control
- **House** consisting off 2 bedrooms, a kitchen, open-plan lounge/dining area, bathroom (no shower), and a separate toilet with basin
- **Main industrial building** (±950 m²), well-suited for heavy machinery and fabrication, including:
 - Dedicated **compressor and generator room** (±3 x 12 m)
 - **Ground floor office space & Storeroom** (±4 x 5 m)
 - **Staff facilities**, including changing rooms and a dining hall

The property is suitable for engineering and fabrication work, with facilities that support manufacturing and business operations. The large yard areas make it easy to move, store, and handle equipment and materials.

This is an excellent opportunity to acquire a well-maintained, ready-to-operate industrial facility with flexible purchase options.

The property is fenced off with concrete palisade fencing. Conveniently located near major amenities and access routes.

Viewing is only available by appointment, should you wish to view – feel free to contact our offices.

Any offers received will be submitted to the sellers for possible consideration

TERMS AND CONDITIONS



VENDOR AUCTIONEERS

- 10% Deposit and buyers commission plus VAT on the commission only payable upon signing of the agreement.
- The Seller is registered for VAT.
- The Offer is subject to the acceptance of the seller.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots, “as is”.
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16033LJ

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za