



TOP QUALITY MOTOR SHOWROOMS OF 2000 SQ M.

Could be converted to excellent government offices. Centrally situated which allows for City regeneration tax allowances. Contact Platinum Global to view.

Positive Changes – Hard Budget

I heard that they had changed the name of “Jacobs” coffee to “Cyril” coffee! – just another sign that times are changing. The Guptas are on arrest warrants, their assets are frozen and lots of people are looking over their shoulders!

Yesterday’s budget was a very hard one for everyone. While “the poor” are complaining about the rise in VAT this is mainly going to affect the more affluent and they pay VAT on everything they buy plus the rise in fuel levy is going to be a burden on business. Hopefully, all the money that should be recovered will result in the VAT rate coming down again soon.

While the party in charge remains the same and has similar policies that caused many of the current problems of an over sized and over paid Civil Service hopefully government spending will be reduced to remove some of the burden on tax payers. Either way, the general atmosphere seems to be more positive and there is a definite upturn in the number of enquiries for commercial and industrial property to buy and to rent has increased by a serious amount and there is a new appetite for development.

There is certainly a need for property development as there is a real shortage of homes in the city especially in the affordable market and at the real top end. The middle of the range can be said to be satisfied by the new developments in Wild Olive, Somerton, and Hillside. There is always a demand for affordable housing where well-constructed small homes from R350,000 to R800,000 are the main market but these are hard to find. At the top of the range there is a perceived need for top quality large units with all the facilities. Apartments, situated on first class ground will sell well even when priced from R2 to 5 million. In this market excellent design and first class building quality and facilities are in demand.

The Commercial Landlord

Newsletter for
Commercial &
Industrial Landlords



March 2018

Full Building Management

Platinum Global is well known for its Body Corporate management but they also look after whole, single owner, buildings too.

Blocks of flats and centres fit in well with our professional management systems and are run on similar lines to body corporate buildings. A rent report for income and expenses is created each month so that the landlord knows exactly how his building is performing at any one time. Budgeting is done on a similar way to sectional title units and Platinum Global runs the building as if it was their own.

Many landlords like this full professional service with any major decisions being referred to them for confirmation.

We are happy to quote on the management of any building in town.

Talk Shop

by Platinum Global

Municipality Will Consider Offers

It is highly likely that the Metro will be placed under administration because they have an almost R1 billion deficit. As a result, they have approached Platinum Global to find out if we have buyers for portions of ground owned by them where the purchase price is available immediately on purchase or shortly thereafter.

A wide variety of ground could be made available from existing erven to bare ground for future townshipping and everything in between. It is an opportunity for developers to get their hands on some very nice pieces of ground. During discussions it was pointed out that in order for them to sell much of the ground it would be necessary for the Metro to either undertake or give an undertaking to allow the approval of the rezoning of these sites and that they needed to relax some of the restrictive requirements such as coverage, bulk, and height that prevent developers from doing their work. Interested? Talk to me. mike@platinumglobal.co.za
082 881 4711

Mangaung Supermarket Site.

Excellent site for building of supermarket or similar. Owner is a developer and happy to build to tenant's requirements. Long term lease available to qualifying tenants.

Level site with **three**-sided access. Situated on busy main road with little competition.

4 HA DEVELOPMENT SITE NOW APPROVED.

Just released. 2 x 4 ha multipurpose development sites now fully approved for immediate development. Can build commercial and residential. High density approval makes these attractive sites in an active developing part of town. Demand for well built well planned affordable residential properties is at a high level. These sites are well located, level, and ready to go. Look no further, just call Mike Spencer at 082 881 4711.

WILLOWS – INEXPENSIVE EXTENSIVE OFFICE SPACE WILL GREAT PARKING. Initially to let, but Landlord will consider selling entire building. 450 sq m plus of office space with rear parking are plus potential street side visitors parking. Rental negotiable depending on size taken.

Multi-use Offices Westdene

When looking for office many potential tenants find it difficult to find just the right place. – too big – too small. Well we have the right place for you.

Prominent corner site plus three different sections to the office block next door. Mix and match is the order of the day.

Main section.

Corner site offices, four offices plus reception.

Side offices

Choice of;

Main offices, reception, three offices, kitchen.

Office suite, three offices, reception

Training room;
Open plan offices subdivisible into two open offices.

Immediate occupation available. Landlord is builder who will upgrade as required.

Nice easy find offices.

Call Mike 082 881 4711

How Can We Help You?

We are always happy to assist you with any property related matter? But if we don't know what you need how can we help you? Let us know what we can do for you. Can we assist with letting your commercial or industrial property? Are you looking for somebody to let your block of flats? Do you need advice on the property management? Looking at building a new development and need advice on low maintenance finishes or electricity and water metering systems?

Platinum Global can help you with all your property related needs and run consulting services for new developments and body corporate management.

Contact Mike Spencer
mike@platinumglobal.co.za
082 881 4711



Mangaung Supermarket Site – Build Let

Ready to build site for supermarket in Mangaung. Owner is a developer and will build to tenants spec. Will consider long term lease. Great spot on busy main road with no competition.

Call Mike 082 881 4711



Heart of Town R2,600.000

8 offices, reception and kitchen. Neat modern looking building for sale. Well positioned. Looking for trading post in the middle of town then this is one to have a second look at.

Thabo 082 609 9711



Shop/Offices R12,000 pm plus VAT rental

Boardroom plus 3 offices. Reception. Prepaid electricity. Metered water. Wide range of potential tenants. Call.

Thabo 082 609 9711



Woodlands Shopping Centre. Great Opportunity

R300 square meter per month. Active up market shopping centre.

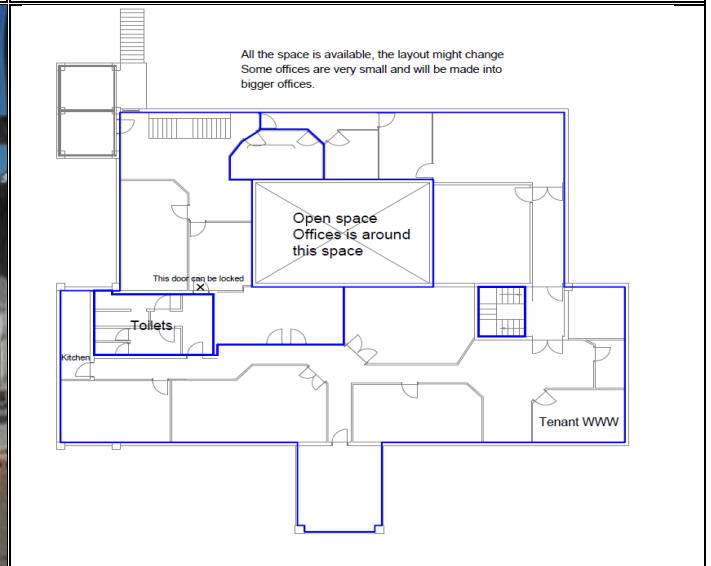
Thabo 082 609 9711



Willows Double Site for Redevelopment R4,500.000

High visibility corner site on main road for redevelopment or use of current premises. Two for the price of one. Prominent position. Can be used for offices, businesses or student accommodation.

Call Thabo 082 609 9711



313 sq m Offices with Parking

Landlord happy to paint it in your favourite colour. Ideal for government use. Large call centre type offices. Great value for money at affordable rental. Medium or long lease.

Call Mike 082 881 4711