



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.

All Change for 2018

There have been major changes in the Government of South Africa since the beginning of the year and these will affect the Free State too. Business confidence has definitely risen, and we are already seeing the results in not only more enquires for letting but also a marked increase in the enquiries for development sites and projects. Developers who were on their way out of the province and selling their stock of sites are suddenly much more confident of the local economy and have increased prices on the ground that they are holding and are pushing for quality development sites to do new projects. It looks like 2018 is going to be an active year.

Coincidentally, it is interesting that we have had discussions with potential buyers and investors who are finding it difficult to find quality, modern, apartment units to buy. Thinking about it, few if any flats or apartments have been built in the past thirty years. Those apartments that were previously thought of as being up market apartments – Union Ave blocks being a typical example, are now not in such nice areas and the units themselves, which were built in the 1960s are now 60 years old and out of date. The few buildings that have been constructed have all been affordable or student type developments.

There is a substantial older population in Bloemfontein who are bound to their conventional houses due to the lack of quality alternative accommodation. Double storey townhouses are certainly not the option. Most townhouse units that have been constructed in the newer suburbs such as Lilyvale, Wild Olive, Woodlands and the likes have been designed for a younger market. Nowhere have quality apartments been developed. Perhaps 2018 is the year of the up-market apartment. Platinum Global have a few suitable sites available and are also able to offer a consultancy service on the design of new developments. If you are thinking of developing new properties in 2018 perhaps a meeting with Mike would help.

The Commercial Landlord

Newsletter for
Commercial &
Industrial Landlords



January 2018

**2018 Commercial Agent
Position Available**

2017 was not the easiest year for commercial sales and letting but in the end, was remarkably successful. While the commercial letting market was tight, commercial sales did exceptionally well. Platinum Global successfully sold a major private school site, a large block of flats, an office block, factories and more. 2018 looks to be a growing commercial letting market and we are looking for a young person for a career in commercial real estate. This is a position for a self-motivated person with vision. They will be part of an extended team of professional estate agents involved in the full gambit of estate agency functions. It allows for a commercial sales/letting agent access to over 3,000 potential clients.

Interested send CV to
mike@platinumglobal.co.za

Talk Shop

by Platinum Global

Municipal Sites May be Available in Ooseinde

For obvious reasons the Metro are looking to raise funds to allow them to pay their outstanding accounts. One of the ways of finding money is to sell off some or the ground that is owned by them. This would include unsold erven in Ooseinde.

This industrial suburb was set up in the 1980s but not all the erven were sold and could now be available to the right buyer – one that wants to open a warehouse or factory, as they are not looking to sell to speculators who just want to hold onto the ground for capital gains purposes.

If you are interested in an industrial property in this or other suburbs call Mike Spencer at 082 881 4711.

Mike has other sites available including a 3.5 ha shopping centre site in Vista Park for a 15,000 sq m development. Other commercial and development sites are available in various parts of Bloemfontein.

mike@platinumglobal.co.za

We have Buyers for You

We have buyers for the following type of properties;

1. Navalsig/Hilton house for use as builder's yard and storage. Buyer will renovate the property. Larger stand, if possible, preferred.
2. Private school site in northern suburbs. Site in the region of 4 ha for junior and senior school. Preferred situation between Nelson Mandel and Eeufees Rd. Can be part of new suburb or free-standing smallholding. Will look out of town if position is right.
3. Site for new apartment building. Zoned or zone able site preferably in northern/northwest suburbs but other area will be considered.
4. Student accommodation site required. Maximum size possible essential. Should relate to either CUT or UFS including Vista Campus.

Contact Mike Spencer at
mike@platinumglobal.co.za

Recommended Builder PZ Ondernemings

PZ Hefer has worked for Platinum Global for over 15 years. His work is first class and PZ does what he says he will do, when he says he will do it.

We use PZ for a lot of our maintenance (painting of buildings including high rise buildings), alterations and new buildings. Never have we ever had any problems with the work that he has done.

Is he the cheapest well yes and no. No, he is not the cheapest in Rand and Cents but yes he is the cheapest when you consider high quality work, work done on time and followed up if something is not 100% correct. He is one of the neatest building companies that I have had the pleasure to work with – his sites are cleaned every evening.

Phone him on 084 753 7534
pzmaintenance@vodamail.co.za

Mike 082 881 4711
mike@platinumglobal.co.za

What do you need?

Platinum Global is here to help you in your commercial and industrial business. How can we help you? We cannot if we don't know what you need. Are you looking for advice about renewing a lease or not? Are you looking for new tenants for your vacant premises? Are you thinking of selling? Developers are you looking for a site for a new complex, need to understand the current market, want to know current rentals, how to change management rules long before you are register your first phase?

Whatever you need we can help you.

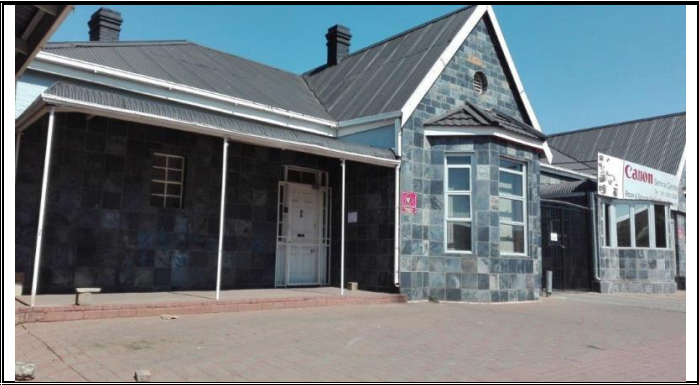
Contact Mike Spencer
mike@platinumglobal.co.za
082 881 4711



Off City Centre/Westdene office park.

Independent set of offices, close to Waterfront. Boardroom, three offices and reception. High levels of parking available. Centrally situated offices, suitable for a wide range of companies.

Thabo 082 609 9711



Westdene – Charles St

Immediately available. Super set of offices that will be adjusted to your needs. Good parking on site. Walking distance to Waterfront. High profile street frontage with high visibility.

Thabo 082 609 9711



First Class Modern Building Close to Showground.

Showroom and offices on main road – high visibility – front apron customer parking. Must be seen today

Thabo 082 609 9711



ESTOIRE – MIXED DEVELOPMENT SITE-PRICE INCREASE

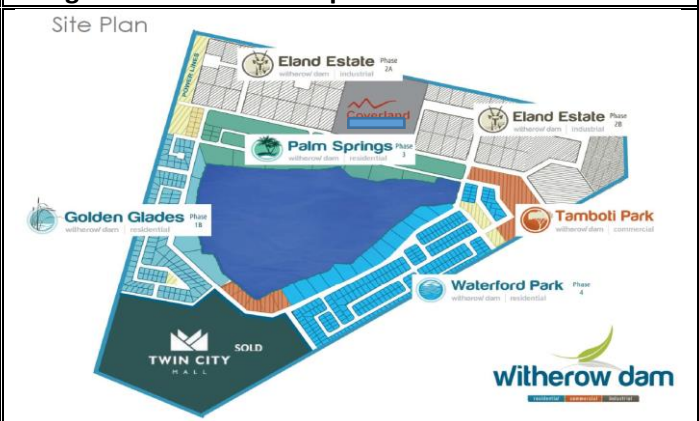
4 ha townshipped site available for mixed use development. Well positioned, well priced, well designed. Contact Mike Spencer 082 8814711



OOSEINDE WAREHOUSE – TO LET

Standard design Ooseinde warehouse IBR over brick for security. Hi level truck roller door for easy access of large vehicles. Client parking on sidewalk.

Call Thabo 082 609 9711



Industrial Park Sites for Sale

Brand new Industrial Park in Heidedal. Sites now available for sale. Can be purchased for own use or development purposes. Selection of sizes available. Ready to start building individual premises.

Call Mike 082 881 4711

Heidedal Industrial Park – Ready to Start Building

Eland Estate is part of the bigger multi-zoned development of Witherow Dam. Situated in Heidedal behind Twin City Mall, the area is designed for a mixed-use development. Various areas have been designated for different purposes. This is possibly the largest single development that has ever taken place in Bloemfontein. Unlike most new suburbs this area is being developed almost exclusively by the developer who will supply completed buildings.

The development will include commercial and industrial areas, large scale residential houses and flats construction as well as office buildings. The entire project is situated around Witherow Dam, a crystal clear deep water artificial lake, originally created when the land was the centre of a baked brick making industry.

Industrial ground is available for all purposes including food industry usage. Sizes of sites vary and are designed to accommodate any type of industry or warehousing. The industrial area has already been laid out and all services have been installed. Building of new properties can start immediately.

Contact Platinum Global at 082 881 4711 or email mike@platinumglobal.co.za

BULK FLAT DEVELOPMENT SITES NOW AVAILABLE IN VISTA PARK

Benchmark Development and Construction are in the last couple of months of the rezoning of existing Church sites in Vista Park. These sites are being rezoned for 48 and 49 flats respectively. Moderately priced at just R50,000 per unit opportunity, these are very affordable development sites. Platinum Global would be happy to resell individual units, to manage the Body Corporate or let the whole building on your behalf if this is what you decide to do.

The sites are level and have long road access. This makes design easier and allows for separate entrance and excess points. Sites are layout so that fully north facing sunny units can be designed.

Also available very large bulk residential site for over 250 flats. Well situated right next door to high quality creche. The site is fully zoned and ready to build. Vista Park is an excellent suburb to build in with high prices being paid for new properties. This is a suburb of large properties.

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

Available from Platinum Global

Valuations of all types of properties (except farms)

Residential Letting – buildings or individual units

Body Corporate Management

Commercial and Industrial Letting

Residential Sales – Development and Individual Units

Development Consultation

Body Corporate Consultation