



# ian wyles

AUCTIONEERS & APPRAISERS



**INDUSTRIAL**

**18 FEB 2026**

11 am

The Oyster Box Hotel  
2 Lighthouse Road  
Umhlanga Rocks  
KwaZulu-Natal

**Live on ZOOM**



**NAA** National  
Auctioneer Auctioneers  
Association

**By Appointment**

**KOLENE  
MOODLEY**

071 133 2251

031 579 4403

[www.ianwyles.co.za](http://www.ianwyles.co.za)

**SECTION NO.9 "WILLIAMS ROAD NO 89",  
81 KHUZIMPI SHEZI ROAD,  
CONGELA, DURBAN**

# AUCTION

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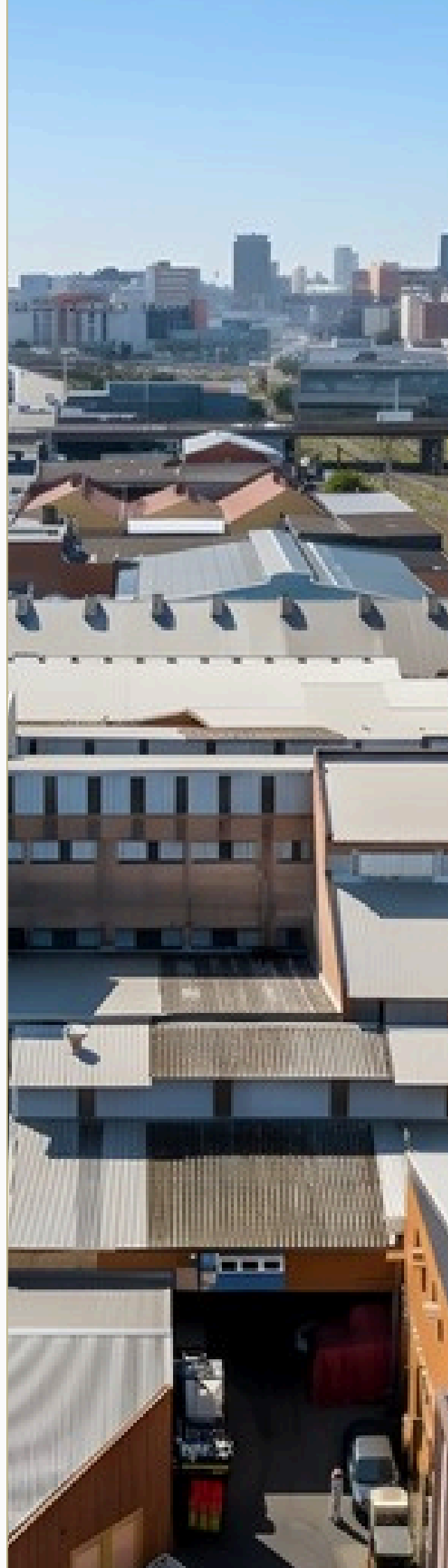
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## DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS 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 of errors or omissions in the information provided, whether due to negligence or otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.





# AUCTION TERMS AND CONDITIONS

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# AUCTION

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property is on Registration of Transfer
- Electrical, Entomologist, and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable
- Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents.
- R 40 000.00 Refundable Registration Deposit by EFT/ Cash must be paid. All bids are exclusive of Commission + VAT.
- Ian Wyles Auctioneers may bid up to the reserve on behalf of the sellers.
- The above is subject to change without prior notification.
- Auctioneer: Ian Wyles

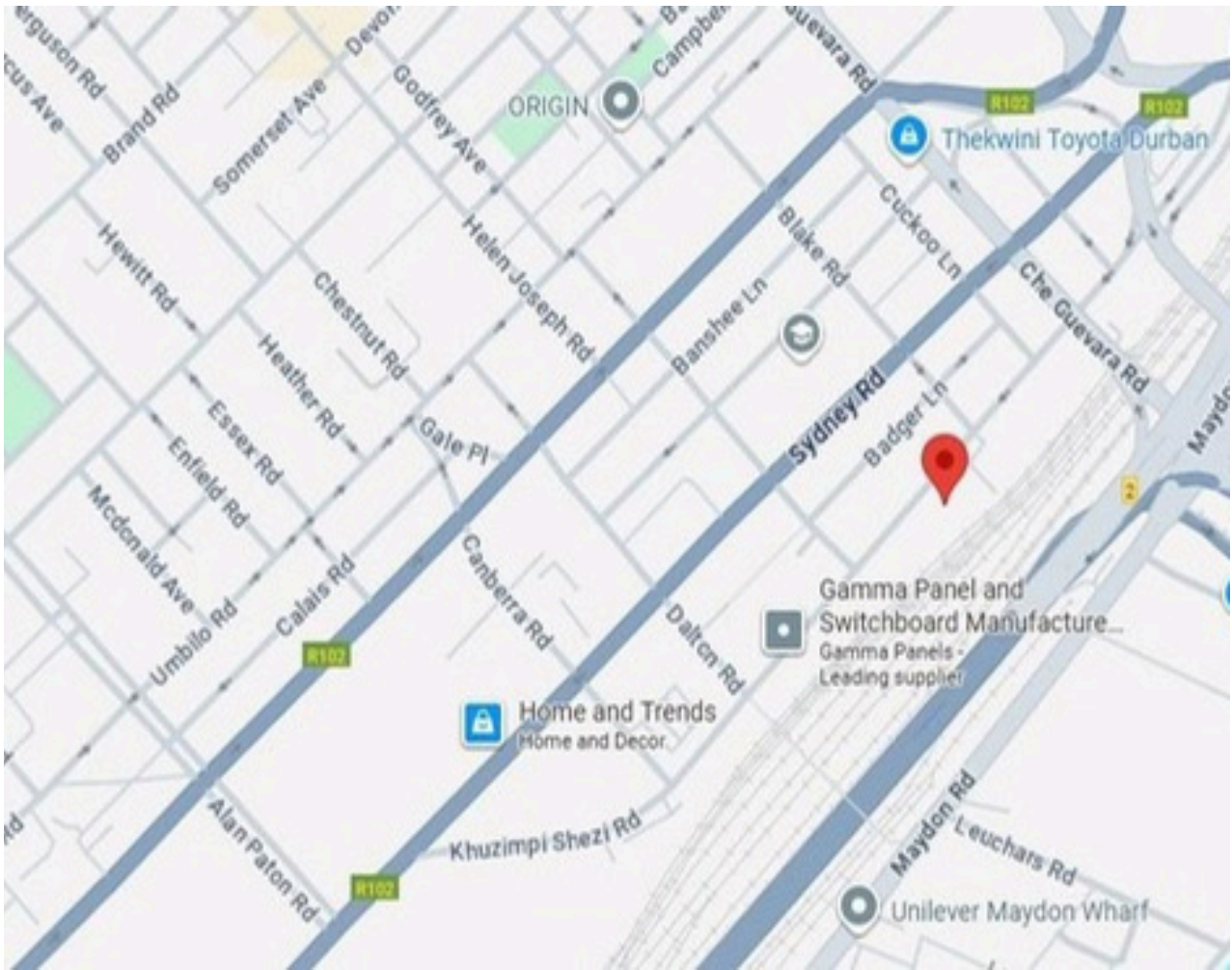
# BANKING DETAILS

Name of Bank:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	40-9642-2381
Branch Name:	ABSA Bank Durban North
Swift Code:	ABSA ZA JJ
Branch Code:	632005
Reference:	Your Name and Property Address



# LOCALITY OF PROPERTY

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## Prime Industrial Location with Short Commute Times

Destination	KM
Petrol Station	0.21 km - 0.52 km
Shopping & Entertainment	0.7km - 0.93 km
Hospital / Clinic	0.25 km - 0.58km

*Congela is a prominent and well-established industrial area in Durban, KwaZulu-Natal known for its strategic location immediately adjacent to the busy Port of Durban and Maydon Wharf. The area has robust infrastructure and excellent transportation links. It is bisected by the M4 Southern Freeway. Major arterial roads like Umbilo Road and Sydney Road run through or border the area, providing access to the N2 and N3 freeways.*



# GENERAL PROPERTY INFORMATION

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# PROPERTY INFORMATION

<b>General Property Address</b>	81 Khuzimpi Shezi Road, Durban, KwaZulu-Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Section no.9 of plan 358/1995 known as "Williams Road No 89", Situated at Re of Portion 1, Erf 8147 Durban, Ethekewini, KwaZulu Natal
<b>Extent</b>	227 m <sup>2</sup>
<b>Title Deed Number</b>	ST5554/1998
<b>Municipal Information Zoning</b>	Industrial
<b>Monthly Rates</b>	R 4045.15
<b>Monthly Levies</b>	R 2987.37
<b>Lease / Occupancy</b>	The property is currently tenanted on a month-to-month lease. Monthly Rental: R 9,000.00 per month excluding utilities.
<b>VAT Status</b>	The Seller is VAT registered. VAT Applicable over and above the purchase price
<b>General Comments</b>	The subject property is in good condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.



# PROPERTY FEATURES

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# ADDITIONAL INFORMATION

## **Multi-Tenanted Industrial Park – Prime Investment Opportunity**

This exceptional mini warehouse is ideally located in the heart of Congela, Durban's premier logistics and warehousing hub. The industrial zoned property offers a rare opportunity for investors and operators alike. The property is currently used as a warehouse to distribute oil and has ablution facilities.

### **Location Advantage:**

- Just minutes from the Port of Durban, Africa's busiest port
- Direct access to major arterial routes: N2, M4, and South Coast Road
- High visibility along Khuzimpi Shezi Road (formerly known as Williams Road), surrounded by thriving industrial activity
- Perfect location for Manufacturers, Storage Facility or Engineering Company

### **Property Highlights:**

- Mini-format, multi-tenanted site designed for warehousing or manufacturing
- Flexible layout to accommodate diverse industrial operations
- Strong exposure and accessibility for businesses requiring proximity to the harbour
- Secure on-site parking for staff and clients, a critical advantage in this high-demand precinct

### **Investment Appeal:**

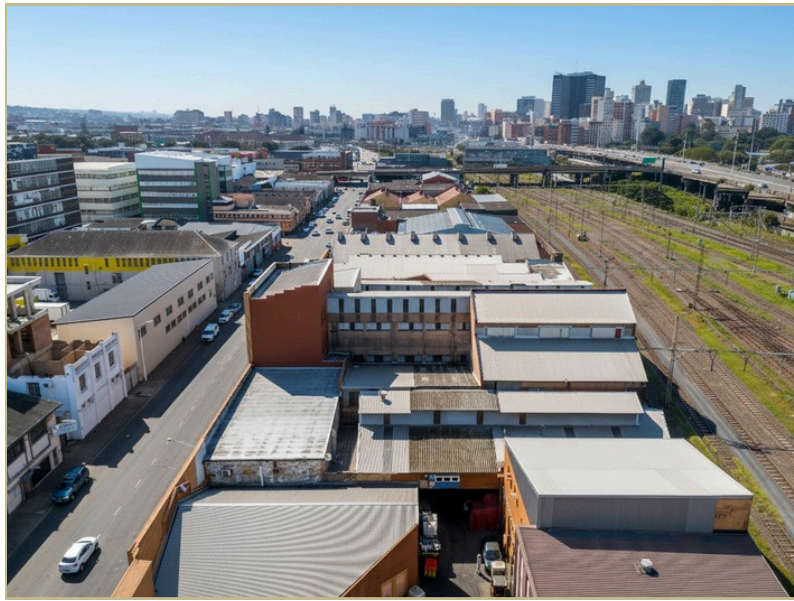
This property combines location and visibility – making it ideal for warehouse operators, manufacturers, or investors seeking secure returns in one of Durban's most sought-after industrial precincts.





# PICTURE GALLERY

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Aerial View

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Exterior & Warehousing

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Warehousing

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Warehousing

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# SG DIAGRAM

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