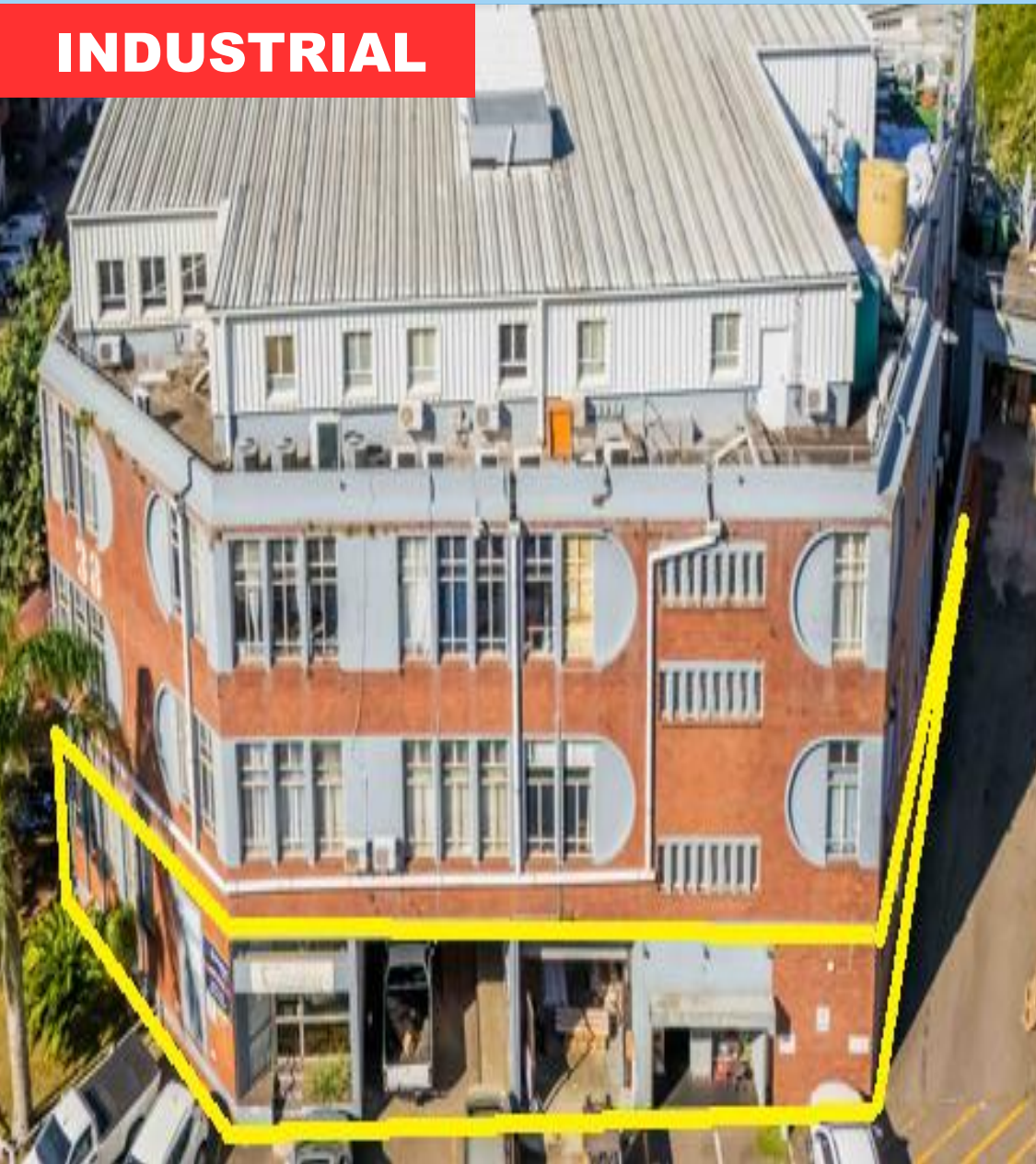




# ian wyles

AUCTIONEERS & APPRAISERS

**INDUSTRIAL**



**27 MAY 2026**

11 am

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

**Live on ZOOM**



**NAA** National Auctioneers Association  
Auctioneer

**By Appointment**

**ROB GRIFFITHS**

073 264 0358

031 579 4403

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

**38 BURO CRESCENT,  
WATERVAL PARK, KWAZULU -NATAL.**

# AUCTION

# AUCTION TERMS & CONDITIONS

- 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

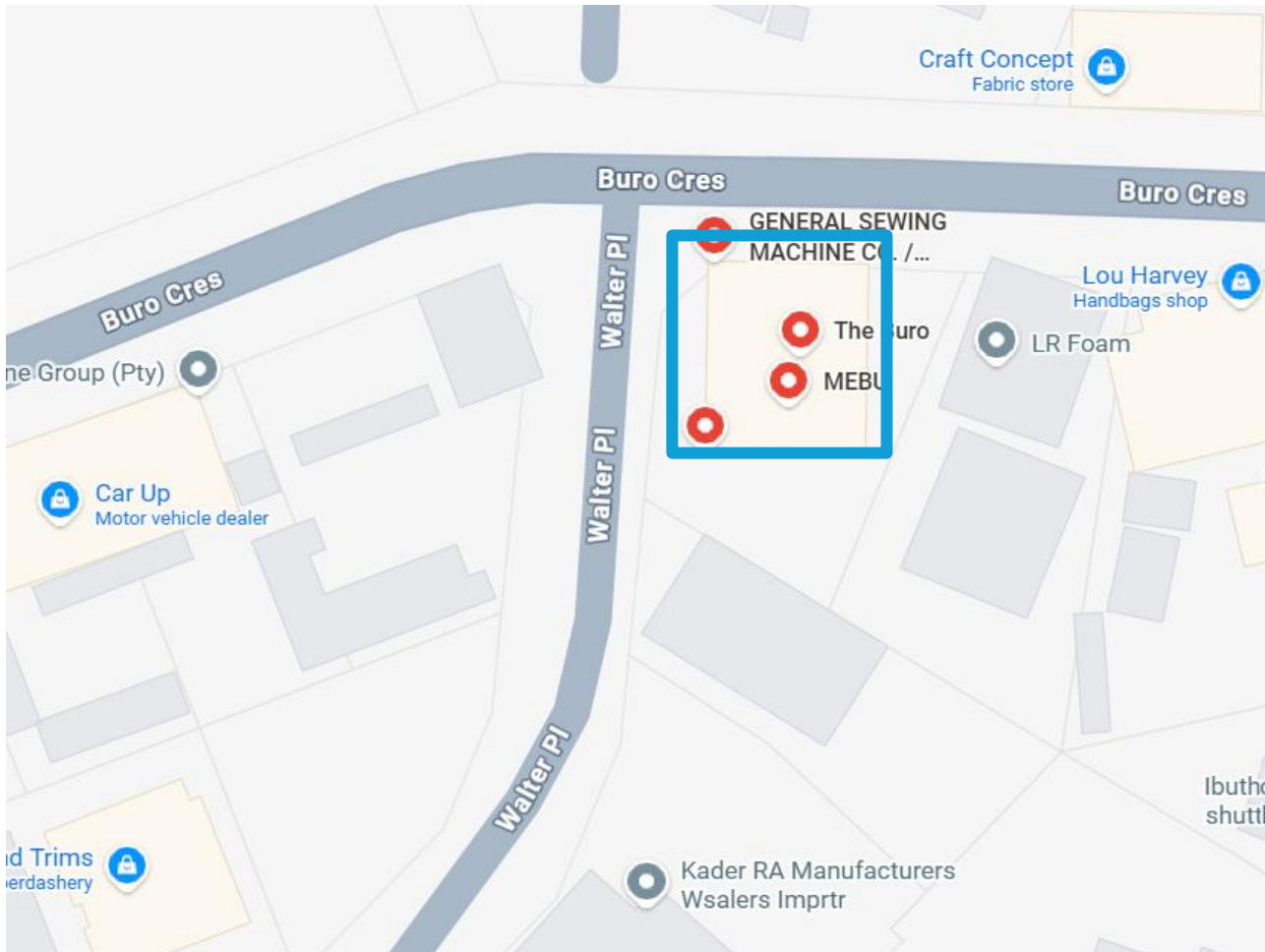
## BANKING DETAILS

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

### 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.

# PROPERTY LOCALITY



## Mayville Suburb Report – 38 Buro Crescent, Mayville, Durban

Mayville is a well-established mixed-use suburb located west of the Durban CBD within the eThekweni Municipality. The area is known for its convenient central location, offering easy access to major arterial routes including the M13, N3, and Jan Smuts Highway, making it highly accessible for both residential and commercial activity.

Buro Crescent is positioned within a light industrial and commercial pocket of Mayville, an area that accommodates warehousing, signage businesses, workshops, distribution facilities, and service-oriented enterprises. The street benefits from good connectivity to Durban's port, central business district, and surrounding industrial nodes such as Springfield, Umbilo, and Cato Manor.

The suburb itself offers a blend of residential, retail, educational, and public service amenities. Facilities within and around Mayville include schools, police services, convenience retail, and public transport routes, contributing to the area's practicality and ongoing demand.

# PROPERTY INFORMATION

<b>General Property Address</b>	38 Buro Crescent, Waterval Park, KwaZulu – Natal.
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Sect 1 of plan 102/2005, 38 Buro Crescent, ERF 34, Waterval Park, eThekwini, KwaZulu -Natal.
<b>Extent</b>	1454m <sup>2</sup>
<b>Title Deed Number</b>	ST11435/2005
<b>Municipal Information Zoning</b>	Industrial
<b>Rates</b>	R 20 519.40 (estimated)
<b>Levies</b>	R 3000.00
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer Duty Applicable.
<b>Lease/ Occupancy</b>	The property is occupied by the owners.
<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.

# ADDITIONAL INFORMATION

**Strategically positioned with easy access to the N3 and M13, this versatile commercial property offers exceptional functionality and convenience for a wide range of business operations.**

**The property features 7 secure dedicated basement parking bays within a gated and lockable area, along with an additional 4 to 5 parking bays in front of the building for staff and visitors. A dedicated loading bay area allows for efficient deliveries and dispatch operations.**

**Inside, the property comprises a welcoming reception area, 12 private and shared office spaces, a storeroom, toilets, showers, and a spacious warehouse/workshop area. The layout is ideally suited for warehousing, manufacturing, distribution, or light industrial use.**

**Situated in a strategic location close to the Durban CBD, this property combines accessibility, practicality, and excellent business potential.**



# GALLERY



