



INDUSTRIAL

27 MAY 2026

11 am

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

Live on ZOOM



**National
Auctioneers
Association**

By Appointment

ROB

GRIFFITHS

073 264 0358

031 579 4403

**UNIT 2, SS 7 MOUNTAIN RIDGE ROAD,
NEW GERMANY, 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

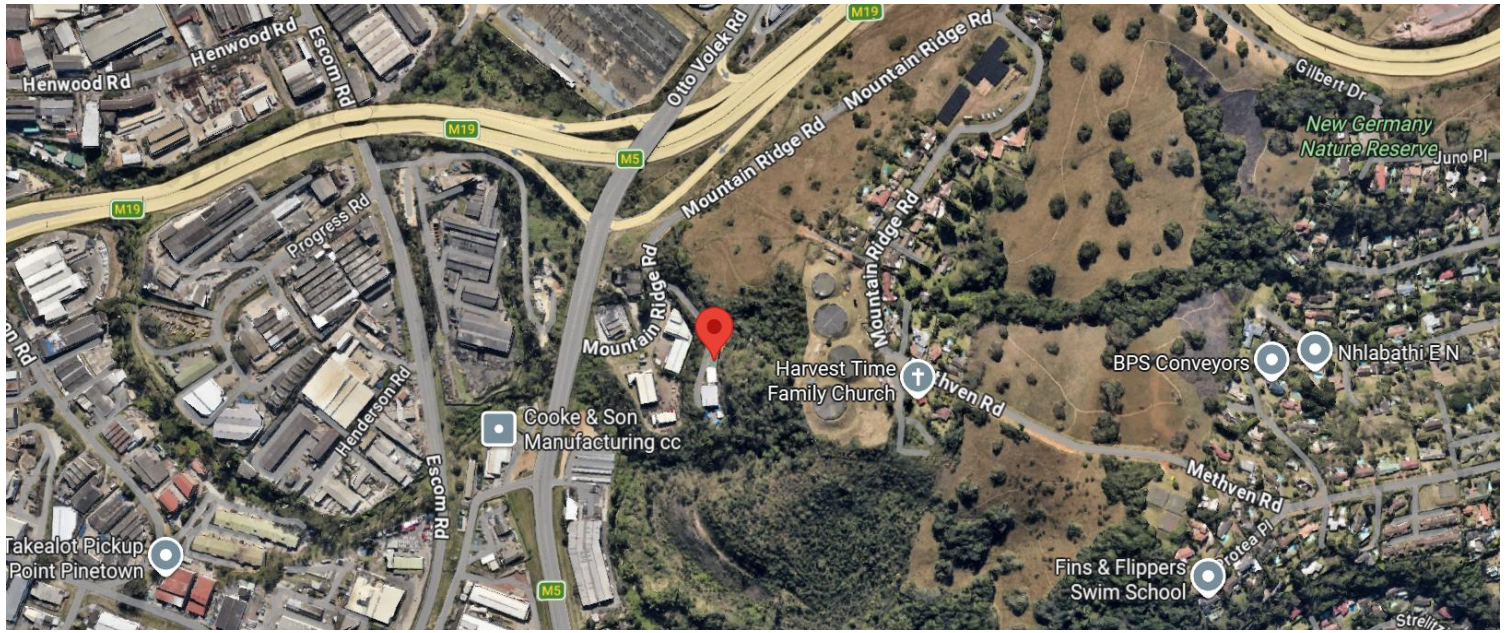
BANKING DETAILS

Name of Bank:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners <u>Regulatory Authority</u> 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



Unit 2 at SS 7 Mountain Ridge Road sits in a well-positioned, secure industrial park in New Germany, offering: Strong logistics and transport connectivity, Functional commercial/industrial environment, Access to essential business amenities within a short drive. Best suited for businesses needing accessibility, security, and operational efficiency, rather than lifestyle convenience.

Mountain Ridge Road is located in **New Germany**, within the greater **Pinetown** industrial node in eThekweni. Elevated site with views over New Germany, Suitable for Head offices, Mixed office + warehouse use. Close Amenities: warehousing, and distribution businesses along Otto Volek Road.

PROPERTY INFORMATION

General Property Address	7 Mountain Ridge Road, New Germany, Kwazulu-Natal
Title Deed Information	
Title Deed Description	Section 2 of plan 264/2003, 7 Mountain Ridge Road, Portion 1, ERF 1228, New Germany, eThekweni, Kwazulu-Natal
Extent	1180 m ²
Title Deed Number	ST54603/2003
Zoning	Industrial
Monthly Rates	R 19 274
Levies	R 8479.17
Lease/ Occupancy	Currently occupied, Lease expires in June 2007. Receives a rental income of R54 400 + VAT per month, IF the whole premises were let out the income would be over R 100 000 + Vat per month
VAT Status	The seller is VAT registered. VAT Applicable over and above purchase price.
General Comments	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

This versatile double-storey property offers a total floor area of 1180m², comprising a 600m² industrial ground floor and 500m² of corporate office space on the first floor.

Both levels are accessed via a shared main entrance but are fully self-sufficient, each equipped with their own kitchen and ablution facilities, making the property well suited for occupation by two separate businesses.

Ground Floor – Industrial Space (approx. 600m²)

- Spacious workshop with two roller shutter doors
- Additional section with a third roller door, ideal for dispatch or secure storage
- 150 amps of three-phase power available
- 3 x lock-up storage garages included
- Large yard area with parking for up to 27 vehicles

First Floor – Office Space (approx. 500m²)

- Fully carpeted throughout with multiple executive offices
- Flexible internal layout, easily reconfigured to suit operational needs
- Offers panoramic views over Pinetown, adding a premium feel to the space
- 4 ton truck access, No container access



GALLERY



