



# ian wyles

AUCTIONEERS & APPRAISERS



**INDUSTRIAL**

**23 JUNE 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

<b>General Property Address</b>	7 Mountain Ridge Road, New Germany, Kwazulu-Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Section 2 of plan 264/2003, 7 Mountain Ridge Road, Portion 1, ERF 1228, New Germany, eThekwini, Kwazulu-Natal
<b>Extent</b>	1180 m <sup>2</sup>
<b>Title Deed Number</b>	ST54603/2003
<b>Zoning</b>	Industrial
<b>Monthly Rates</b>	R 19 274
<b>Levies</b>	R 8479.17
<b>Lease/ Occupancy</b>	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
<b>VAT Status</b>	The seller is VAT registered. VAT Applicable over and above 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.

# ADDITIONAL INFORMATION

This versatile double-storey property offers a total floor area of 1180m<sup>2</sup>, comprising a 600m<sup>2</sup> industrial ground floor and 500m<sup>2</sup> 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. 600m<sup>2</sup>)**

- 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. 500m<sup>2</sup>)**

- 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



























