



ian wyles

AUCTIONEERS & APPRAISERS

INDUSTRIAL

23 JUNE 2026

11 am

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



NAA National
Auctioneer Auctioneers
Association

By Appointment

Ian Wyles

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031 579 4403

www.ianwyles.co.za

13 BRASS STREET, KULEKA, EMPANGENI

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



Brass Street is situated in the Kuleka industrial and commercial node of Empangeni, making it highly accessible to major arterial routes. It serves as a practical, central base close to the town's primary retail, educational, and medical amenities, while sitting just inland from the KwaZulu-Natal coastline.

PROPERTY INFORMATION

General Property Address	13 BRASS STREET , KULEKA, EXT, KWAZULU-NATAL
Title Deed Information	
Title Deed Description	ERF 167, KULEKA EXT 4, UMHLATHUZE, KWAZULU-NATAL
Extent	2264 m ²
Title Deed Number	T4449/1998
Municipal Information Zoning	Industrial
Monthly Rates	R 4 204.67
Lease/ Occupancy	The property is currently owner occupied.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.
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 warehouse offers 2 264 m² under-roof and is perfectly situated for the engineering business or renting out to tenants.

Front Office Area comprising a fully air-conditioned office setup featuring:

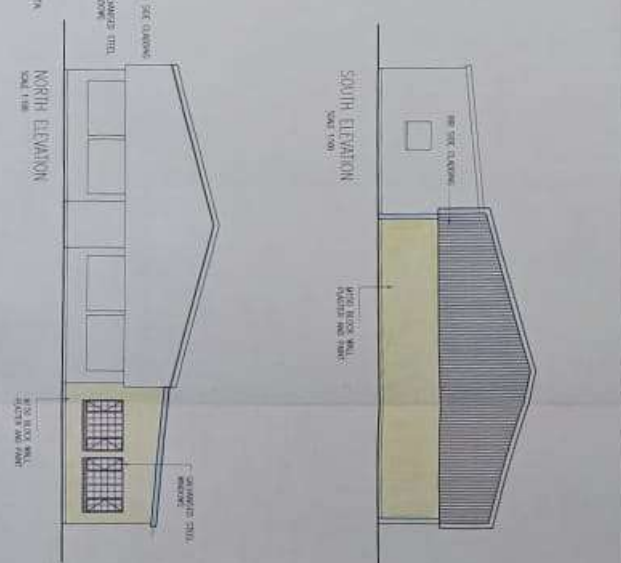
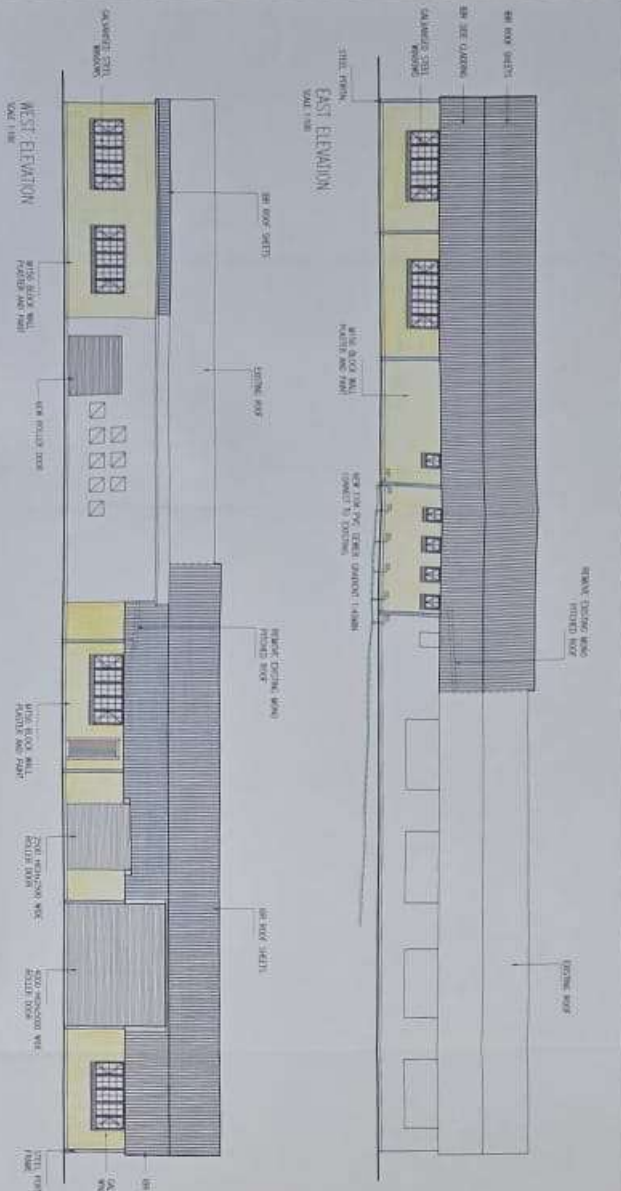
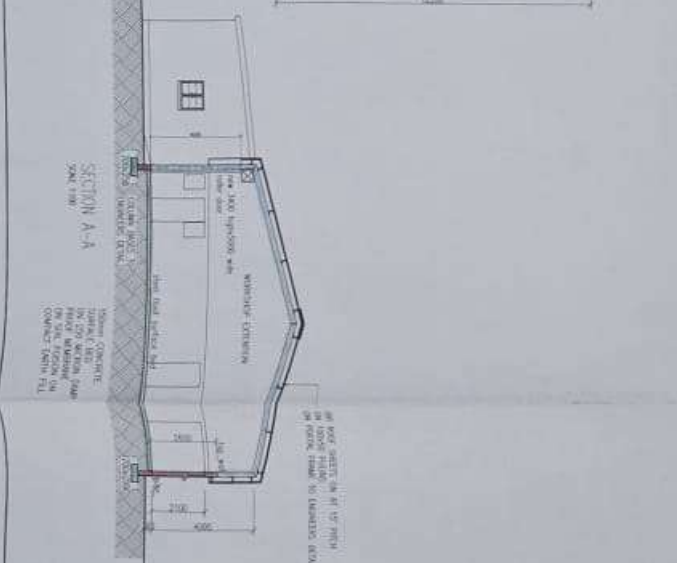
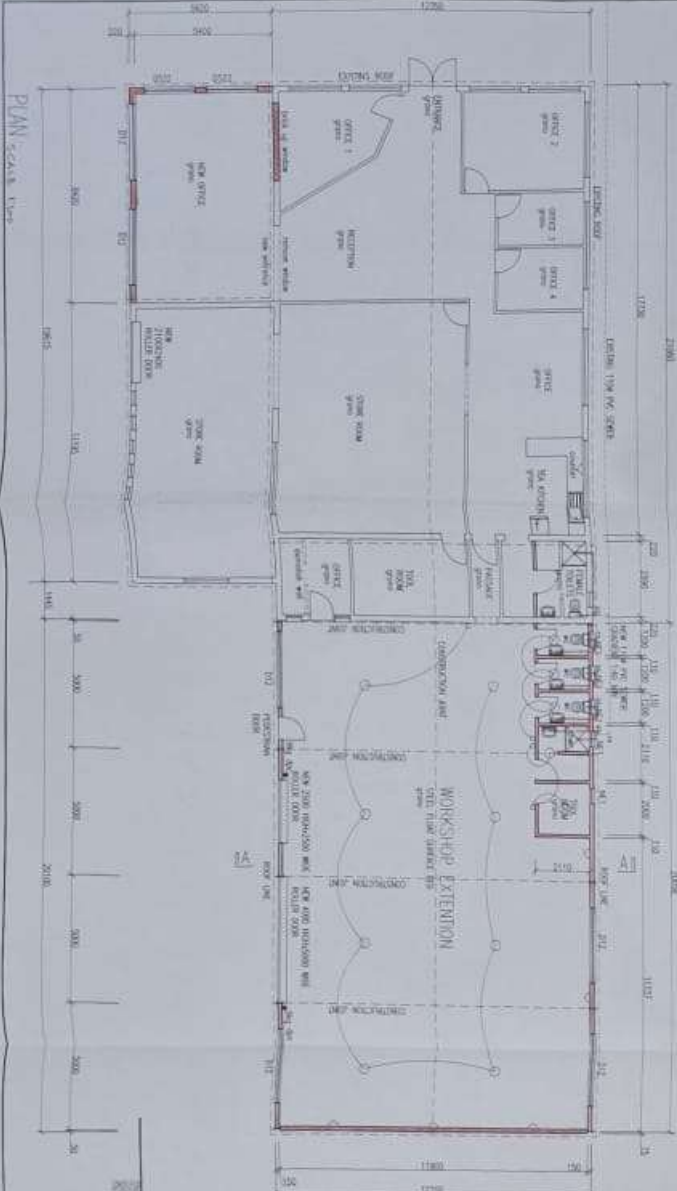
- A sleek boardroom
- Private managerial offices
- A spacious open-plan office area
- A tidy filing room for all your records and admin
- Workshop with its own kitchen and toilets
- An interleading workshop with a convenient roller door
- A secure outer workshop fitted with security gates
- A rear workshop featuring two roller doors
- A workshop office and three additional toilets for staff convenience
- 3-phase electricity – perfect for powering industrial equipment
- 7 undercover parking bays – ample space for staff and visitors
- A secure front gate for controlled access
- Safety & Security
- Metered electric fencing around the perimeter
- Concrete walling on the back and left sides
- Full CCTV system with monitoring station
- Security beams for added peace of mind

GALLERY









NOTES:

1. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS.
2. FOUNDATIONS TO EXISTING WALLS, BRICKWORK AND STUCCO TO BE REPAIRED TO ORIGINAL CONDITION OR BETTER.
3. ROOF TO BE REPLACED WITH 12% GRADE.
4. EXTERIOR WALLS TO BE REPAIRED TO ORIGINAL CONDITION OR BETTER.
5. INTERIOR WALLS TO BE REPAIRED TO ORIGINAL CONDITION OR BETTER.
6. FLOORING TO BE REPLACED TO ORIGINAL CONDITION OR BETTER.
7. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
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10. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
11. THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.

GENERAL DETAILS

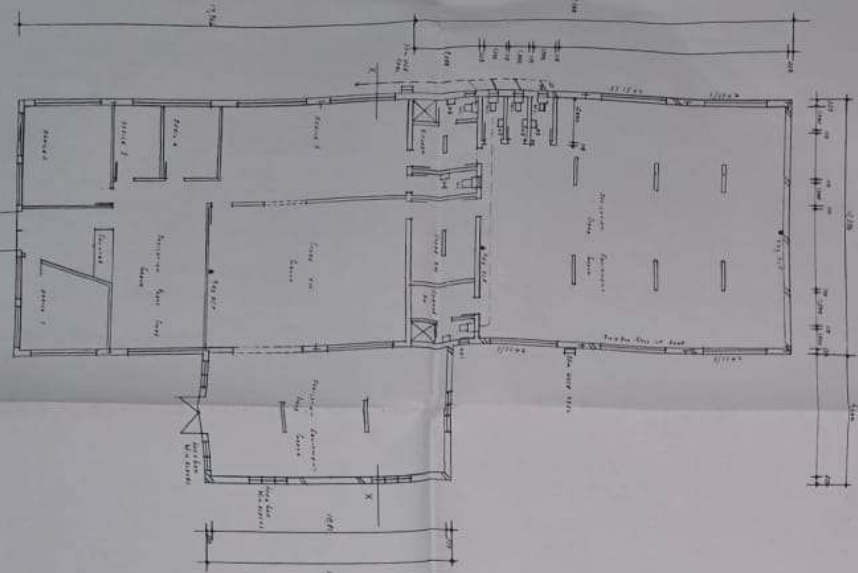
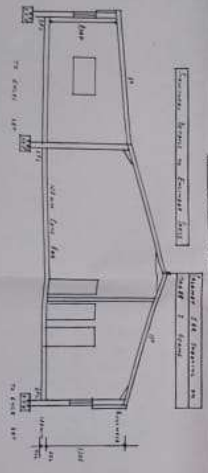
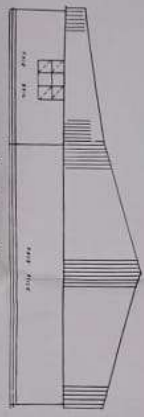
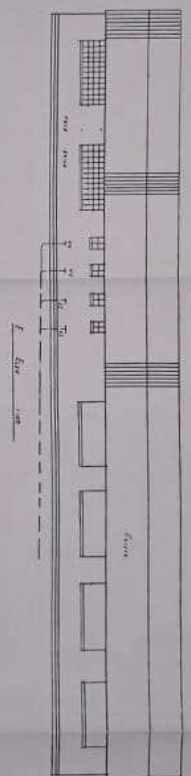
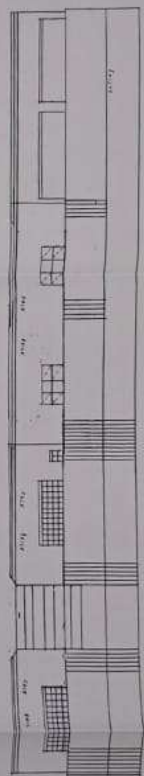
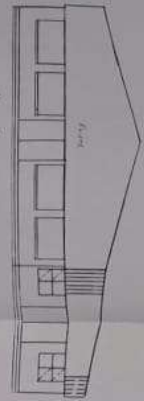
ARCHITECT: KEVIN BLEKSLEY
 PROJECT: ADDITION TO EXISTING PREMISES AND NEW PERIMETER WALL FOR EAST COAST IRRIGATION LOT 167K 13 BRASS STREET EPPANSHAW
 DATE: 2017

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 DATE: 2017



Room	Area	Notes
Room 1	100	...
Room 2	120	...
Room 3	150	...
Room 4	180	...
Room 5	200	...
Room 6	220	...
Room 7	250	...
Room 8	280	...
Room 9	300	...
Room 10	320	...
Room 11	350	...
Room 12	380	...
Room 13	400	...
Room 14	420	...
Room 15	450	...
Room 16	480	...
Room 17	500	...
Room 18	520	...
Room 19	550	...
Room 20	580	...
Room 21	600	...
Room 22	620	...
Room 23	650	...
Room 24	680	...
Room 25	700	...
Room 26	720	...
Room 27	750	...
Room 28	780	...
Room 29	800	...
Room 30	820	...
Room 31	850	...
Room 32	880	...
Room 33	900	...
Room 34	920	...
Room 35	950	...
Room 36	980	...
Room 37	1000	...
Room 38	1020	...
Room 39	1050	...
Room 40	1080	...
Room 41	1100	...
Room 42	1120	...
Room 43	1150	...
Room 44	1180	...
Room 45	1200	...
Room 46	1220	...
Room 47	1250	...
Room 48	1280	...
Room 49	1300	...
Room 50	1320	...
Room 51	1350	...
Room 52	1380	...
Room 53	1400	...
Room 54	1420	...
Room 55	1450	...
Room 56	1480	...
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Room 64	1680	...
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Room 66	1720	...
Room 67	1750	...
Room 68	1780	...
Room 69	1800	...
Room 70	1820	...
Room 71	1850	...
Room 72	1880	...
Room 73	1900	...
Room 74	1920	...
Room 75	1950	...
Room 76	1980	...
Room 77	2000	...
Room 78	2020	...
Room 79	2050	...
Room 80	2080	...
Room 81	2100	...
Room 82	2120	...
Room 83	2150	...
Room 84	2180	...
Room 85	2200	...
Room 86	2220	...
Room 87	2250	...
Room 88	2280	...
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Room 103	2650	...
Room 104	2680	...
Room 105	2700	...
Room 106	2720	...
Room 107	2750	...
Room 108	2780	...
Room 109	2800	...
Room 110	2820	...
Room 111	2850	...
Room 112	2880	...
Room 113	2900	...
Room 114	2920	...
Room 115	2950	...
Room 116	2980	...
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Room 119	3050	...
Room 120	3080	...
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Room 122	3120	...
Room 123	3150	...
Room 124	3180	...
Room 125	3200	...
Room 126	3220	...
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Room 170	4320	...
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