



COMMERCIAL



29 OCTOBER 2026

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

Live on ZOOM



By Appointment

MUHAMMED HOOSEN

067 704 3407

031 579 4403

www.ianwyles.co.za

**8 SOLSTICE ROAD, UMHLANGA RIDGE
NEW TOWN CENTRE**

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:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	050078038
Branch Name:	Standard Bank Kingsmead
Swift Code:	SBZA ZA JJ
Branch Code:	051001
Reference:	Your Name and Property Address
Account type:	Property Practitioners Trust

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



8 Solstice Road is located at Millennium Towers in the heart of the Umhlanga Ridge New Town Centre, offering secure, central urban living within walking distance of major retail and business hubs.

Features fast access to major routes like the N2 and is roughly a 15-to-20-minute drive from King Shaka International Airport. Within a short five-minute walk or brief drive to the Gateway Theatre of Shopping and The Crescent Shopping Centre, which feature hundreds of retail stores, grocery outlets, and restaurants.

PROPERTY INFORMATION

General Property Address	8 Solstice Road, Umhlanga New Town Centre
Title Deed Information	
Title Deed Description	307 SS Millenium Towers, 23/2007, Erf 2487, Portion 14, Umhlanga New Town Centre
Extent	176m ²
Title Deed Number	ST3147/2020
Municipal Information Zoning	Commercial
Monthly Rates	R2 605.39
Lease/ Occupancy	The property is currently Vacant.
VAT Status	The seller is VAT registered. VAT applicable over and above the purchase price.
General Comments	The subject property is in fair 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

SECTIONAL TITLE OFFICE

This sectional title property offers a spacious open-plan office environment, ideal for businesses seeking a vibrant, accessible and professional setting.

Property Features:

- Open-plan office space
- Kitchen
- Storage room
- Balcony
- 5 undercover parking bays

Optional Office Furniture

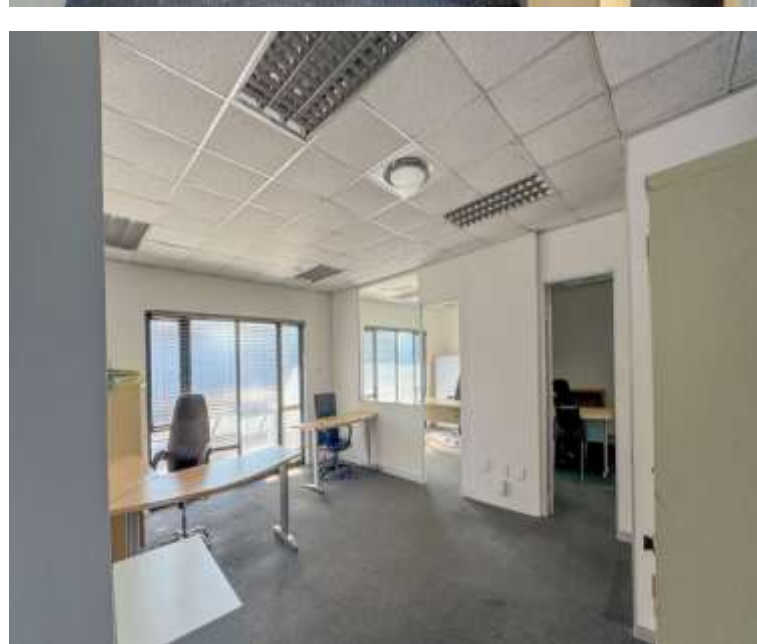
The following office furniture is available to the new owner as an optional extra:

- 1 Boardroom table with 6 chairs and 1 cabinet
- 7 Office desks with 8 chairs
- 2 Filing cabinets

GALLERY



GALLERY



GALLERY

