

# COLD STORAGE WAREHOUSE

Unit 3 Wishpark  
Complex,  
61 Khuzimpi Shezi  
(Williams) Road,  
Congella



**WEB#:** 3252924 | [www.in2assets.com](http://www.in2assets.com)

**ADDRESS:** Unit 3 Wishpark Complex, 61 Khuzimpi Shezi (Williams) Road, Congella, Durban

**AUCTION VENUE:** The Durban Country Club, Isaiah Ntshangase Road, Durban

**AUCTION DATE & TIME:** 18 February 2015 | 11h00

**VIEWING:** By Appointment

**CONTACT:** Carl Kleinhans | 082 467 5664 | 031 574 7600 | [ckleinhans@in2assets.com](mailto:ckleinhans@in2assets.com)

**CONTACT:** Yianni Pavlou | 082 494 4555 | 031 566 4605 | [yianni@portfolio-property.com](mailto:yianni@portfolio-property.com)

**REGISTRATION FEE:** R 50 000-00 (Refundable Bank Guaranteed Cheque)

**AUCTIONEER:** Andrew Miller



The Rules of Auction can be viewed at [www.in2assets.com](http://www.in2assets.com) or at Unit 504, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration. The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above property is subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.

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Shezi (Williams) Road, Congella

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In light of the Consumer Protection Act which came into effect on 1 April 2011, In2Assets would like to offer you, our valued client, the opportunity to pre-register as a bidder prior to the auction day.

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practices and to protect consumers against deceptive, misleading, unfair or fraudulent conduct.

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

1. SA Identity Document;
2. Utility bill addressed to your physical address (not older than 3 months);
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
5. Copy of Entity's FICA Documents
6. Vat Registration Certificate
7. Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to the auction in order to avoid the time-consuming registration process as we endeavour to make this process as hassle free and efficient as possible.

Should you require any further assistance or have any questions or queries, please do not hesitate to contact us.

# PROPERTY DESCRIPTION

Unit 3 Wishpark Complex, 61 Khuzimpi  
Shezi (Williams) Road, Congella

## General

**Property Address:** Unit 3 Wishpark Complex, 61 Khuzimpi Shezi (Williams) Road  
**Township & Province:** Congella, KwaZulu Natal

## Title deed information

**Title Deed Number:** ST26012/2004  
**Scheme Number:** 203/2000  
**Section Number & Scheme Name:** Section 3 SS Wishpark Complex  
**Registered Owner:** Cathedral Rock Investments 126 CC  
**Erected on:** Portion 2 of ERF 8146 Durban  
**Extent:** 729 m<sup>2</sup>

## Municipal information

The local authority in which the property is situated is the eThekweni Municipality. According to the permitted zoning scheme the parent property is zoned as follows:

## Town Planning Information

**Zoning:** To be confirmed  
**F.A.R:**  
**Coverage:**  
**Height:**  
**Building Lines:**  
**Side Space:**  
**Rear Space:**  
**Parking Requirements:**

# PROPERTY LOCATION

Unit 3 Wishpark Complex, 61 Khuzimpi Shezi (Williams) Road, Congella

The subject property is located within the suburb known as Congella Industrial, located south west of the Durban CBD. The property, a corner site fronts onto Khuzimpi Shezi (Williams) Road. Congella Industrial is bound by the residential node of Glenwood and industrial node of Maydon Wharf, which is part of the Durban Harbour and east of the subject unit. The Metro Railway line is approximately 150m from the property, which is in close proximity of the Dalbridge Station.

The area surrounding the subject property is one of high demand and has good occupancy levels. It is predominantly made up of large warehousing and distribution facilities. The subject property can be accessed directly off Sydney Road which is a one-way traffic carrying route running in a southerly direction. Sydney Road is the main arterial road that carries traffic towards the south and connects to Edwin Swales V C Drive (M7). Alternate vehicular access is off Cuckoo Lane and pedestrian access off Moore Road.

The local vicinity offers modern amenities and the surrounding residential suburbs provide shopping facilities, schools and parks. The area is fully serviced with tarred roads, sewerage, refuse removal and Telkom networks.



**SUBJECT SCHEME:** SS Wishpark Complex, 61 Khuzimpi Shezi (Williams) Road, Congella

# PICTURE GALLERY

Unit 3 Wishpark Complex, 61 Khuzimpi  
Shezi (Williams) Road, Congella



# PICTURE GALLERY

Unit 3 Wishpark Complex, 61 Khuzimpi  
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# PICTURE GALLERY

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Shezi (Williams) Road, Congella



# ADDITIONAL INFORMATION

Unit 3 Wishpark Complex, 61 Khuzimpi  
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## Primary use

This property is located in industrial area of Congella. It is 1 of 4 units in the body corporate. Best described as a cold storage warehouse, it comprises of various freezer and chiller rooms with an open area accessed by 2 roller shutter doors for loading etc.

The property also has suitably sized offices which include a kitchen and staff changing area, 3 phase power / 250amps and onsite parking space.

## Accommodation Details

The approximate GLA is 729m<sup>2</sup>.

## Lease Details

The lease details for the property is still to be confirmed.

## Expenses

The assessment rates for the year 2014/2015 is still to be confirmed.

The monthly levy amount is still to be confirmed.

## Vat Status

The Seller is Vat registered.

# TERMS & CONDITIONS

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## If you are the successful bidder kindly note the following:

- 5% deposit payable by the Purchaser on the fall of the hammer
- 10% Auctioneers Commission payable by the Purchaser on the fall of the hammer
- 24 Hour Confirmation period – 19 February 2015 @ 17h00
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Electrical, Entomologist and Gas Certificates for the Sellers account

## Kindly note for EFT & Cheque payments, the following applies:

**Cheques** need to be made out to Strauss Asset Solutions KZN (Pty) Ltd

**EFT Payments**, our trust account banking details are as follows:

Bank : Standard Bank  
Account Name : Strauss Asset Solutions (KZN) Pty Ltd  
Account No. : 050022032  
Branch Name : Kingsmead  
Branch code : 040026

# OUR FOOTPRINT

## **Durban**

Unit 504, 5th Floor,  
Strauss Daly Place,  
41 Richefond Circle,  
Ridgeside Office Park,  
Umhlanga Ridge

## **Johannesburg**

10th floor World Trade Centre,  
Green Park Building, Corner West Road  
South & Lower Road  
Morningside  
Sandton

## **Bloemfontein**

104 Kellner Street  
Westdene

## **Cape Town**

15th Floor, The Terraces  
34 Bree Street

## **Port Elizabeth**

35 Pickering Street  
Newton Park

## **Pretoria**

Centaur House  
38 Ingersol Street  
Lynnwood Glen



5th Floor Strauss Daly Place 41 Richefond Circle Ridgeside Office Park Umhlanga 4320  
T +27 31 574 7600 F +27 31 574 7601 [www.in2assets.com](http://www.in2assets.com)