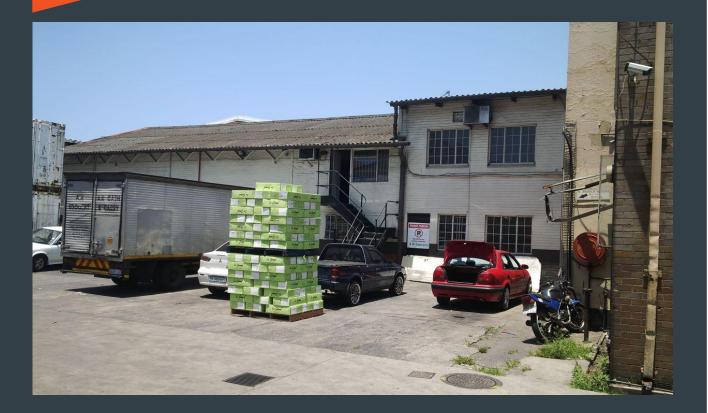
# COLD STORAGE WAREHOUSE

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



WEB#: 3252924 | 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
CONTACT: Yianni Pavlou | 082 494 4555 | 031 566 4605 | 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 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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### **CPA LETTER**

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 eThekwini 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

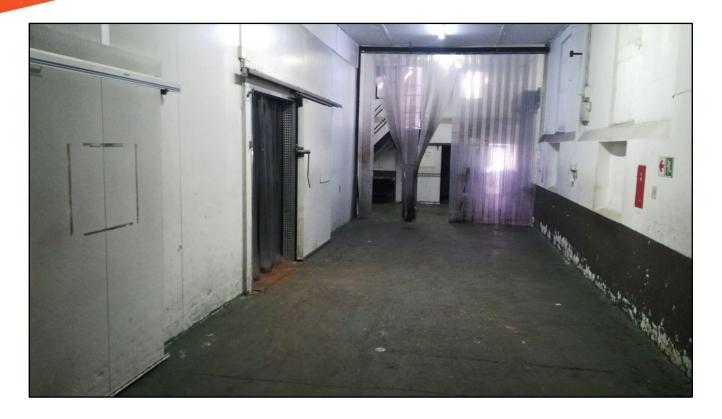


# PICTURE GALLERY





# PICTURE GALLERY







# PICTURE GALLERY











# ADDITIONAL INFORMATION

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

#### **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

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

### 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 BankAccount Name: Strauss Asset Solutions (KZN) Pty LtdAccount No.: 050022032Branch Name: KingsmeadBranch 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



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