

ON AUCTION

Galetti



NO RESERVE

Mini Industrial Units

107 Zuurfontein Road, Spartan, Gauteng

02 April 2025 @ 12h00

Killarney Country Club, Johannesburg

Viewing By Appointment

Registration Fee: R100 000 (Refundable Deposit)



Regardt Engelbrecht

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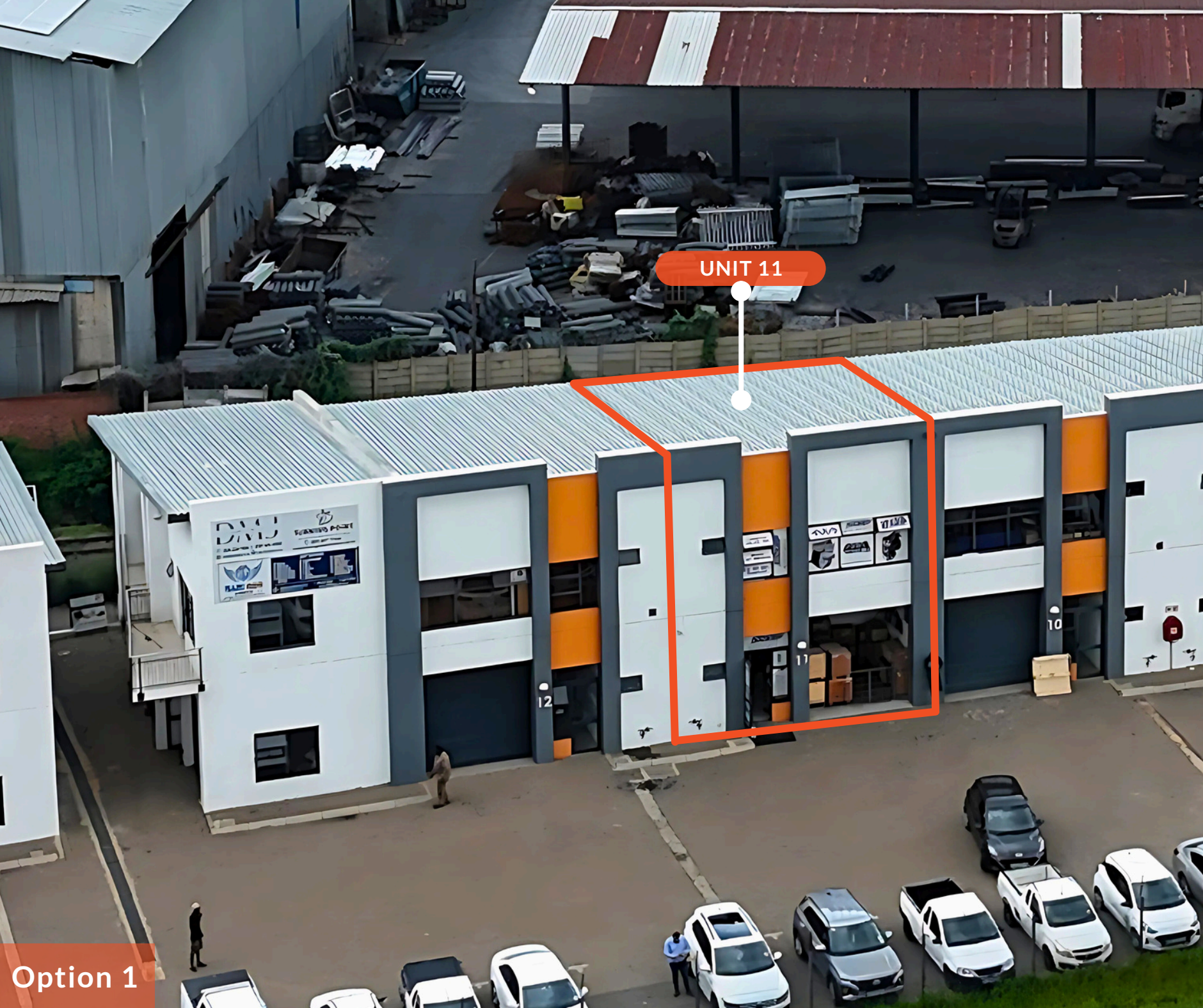
Option 1 - Unit 11

Option 2 - Unit 12

Locality

Let's Chat





UNIT 11

Option 1

Investment Rationale

155m² Industrial unit

Power: 60 Amps

Double storey height

1x Roller shutter door

Secure access-controlled park

Versatile use – Suitable for logistics, light manufacturing, or storage.

Great visibility along major route

Strategic access – Close proximity to OR Tambo and R21

Sold individually or as one lot

The Low Down

| | |
|---------------------|----------------------------|
| Registered Owner | Les Arc Properties Pty Ltd |
| Registration Number | 2014/048698/07 |
| Total GLA | 155m ² |
| VAT Registered | Yes |
| ERF Number | 476 |
| ERF Extent | 22,082m ² |
| Township | Spartan |
| Zoning | Industrial 1 |

MUNICIPAL INFORMATION

| | |
|----------------|--------------------|
| Municipality | City of Ekurhuleni |
| Monthly Rates | ± R1,750 |
| Monthly Levies | ± R3,245 |

TITLE DEED INFORMATION

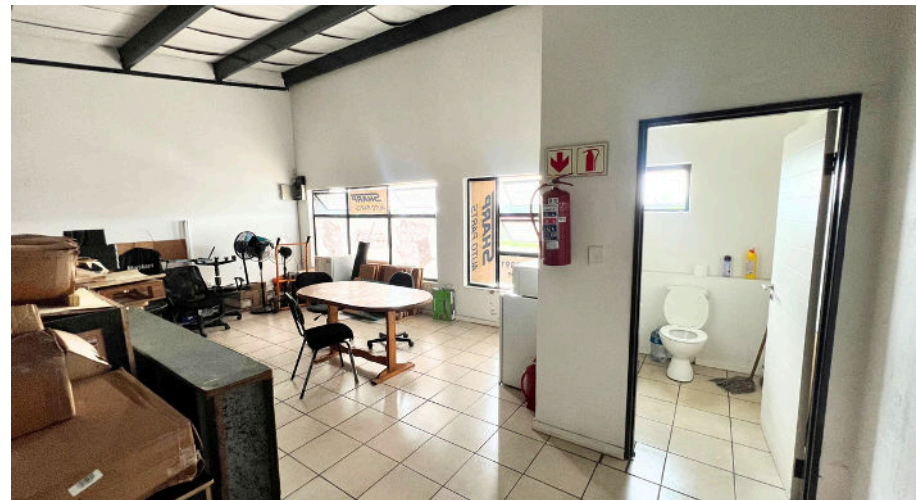
| | |
|----------------|--------------------|
| Number | ST66158/2018 |
| Municipal Area | City of Ekurhuleni |

*All amounts are exclusive of VAT

D A T A R O O M

Access all relevant supporting documents

| | |
|--------------------|----------------------|
| Municipal Accounts | View |
| Levy Statements | View |
| Tenants invoice | View |



UNIT 12

Option 2



Investment Rationale

GAI: R126,000

172m² Industrial unit

Power: 60 Amps

Double storey height

1x Roller shutter door

Secure access-controlled park

Versatile use – Suitable for logistics, light manufacturing, or storage.

Great visibility along major route

Strategic access – Close proximity to OR Tambo and R21

Sold individually or as one lot

The Low Down

| | |
|---------------------|----------------------------|
| Registered Owner | Les Arc Properties Pty Ltd |
| Registration Number | 2014/048698/07 |
| Total GLA | 172m ² |
| VAT Registered | Yes |
| ERF Number | 476 |
| ERF Extent | 22,082m ² |
| Township | Spartan |
| Zoning | Industrial 1 |

MUNICIPAL INFORMATION

| | |
|----------------|--------------------|
| Municipality | City of Ekurhuleni |
| Monthly Rates | ± R2,220 |
| Monthly Levies | ± R3,601 |

TITLE DEED INFORMATION

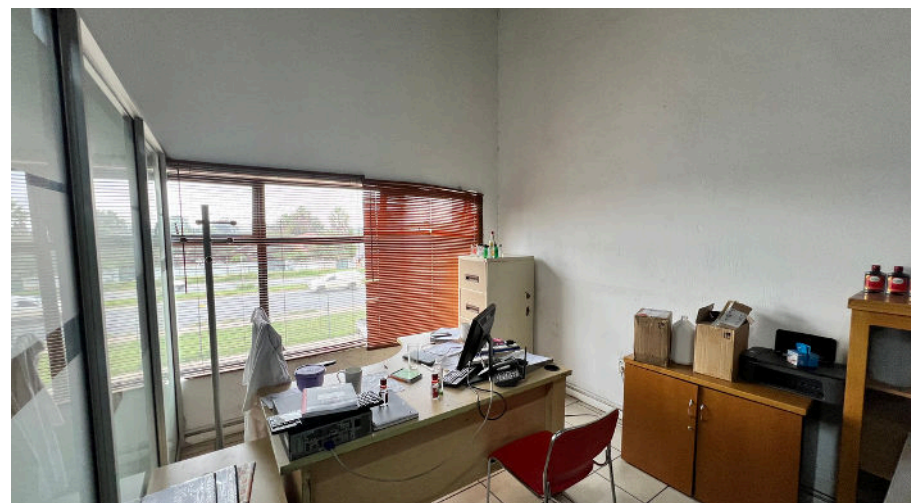
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Kempton Park

Steelmate Kempton Park

Plane Rd

Air Products Kempton Park

PROPERTY

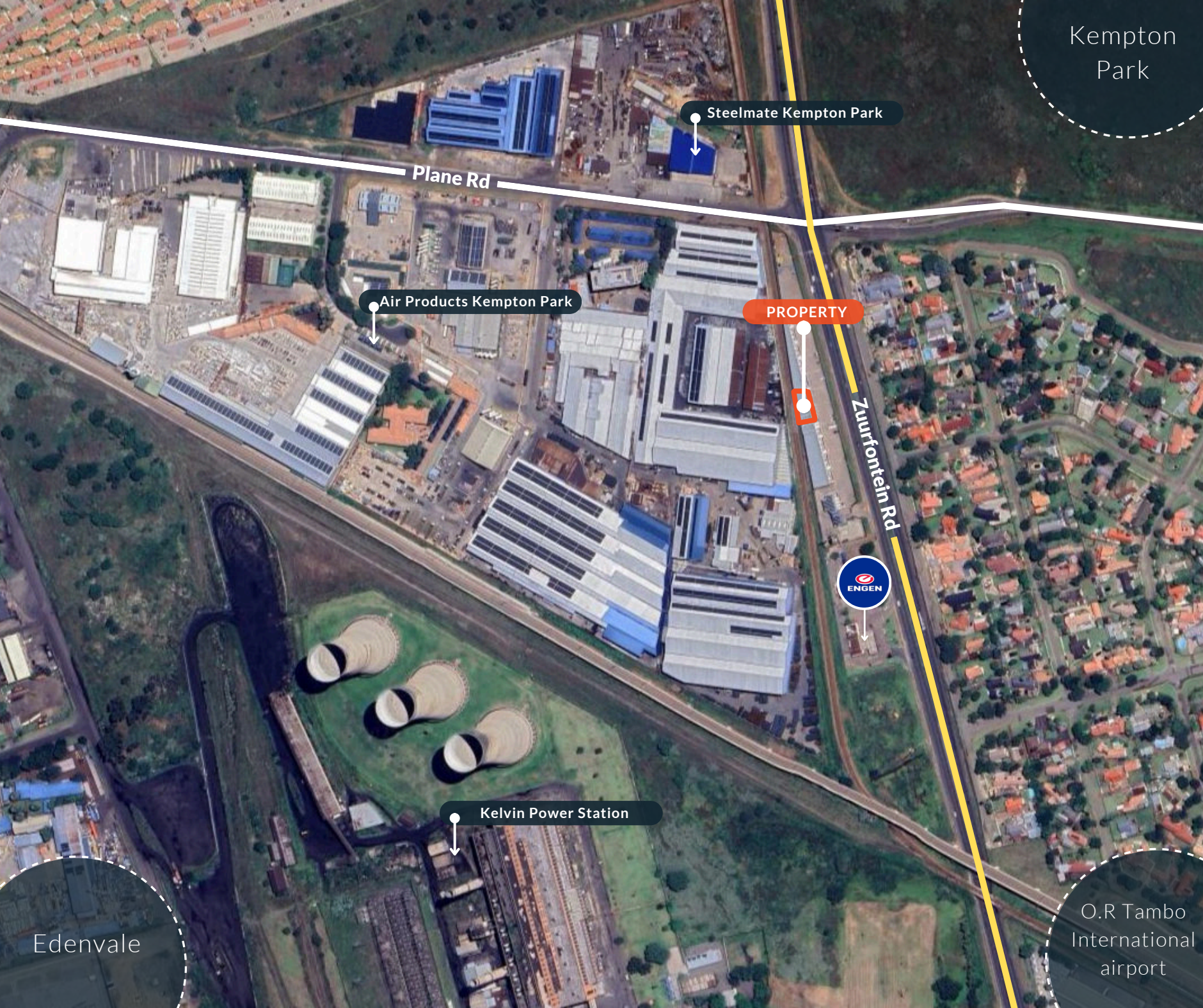
Zuurfontein Rd



Kelvin Power Station

Edenvale

O.R Tambo International airport



Why Buy on Auction?

Potential Bargains

Variety

Transparency

Fair Market Value

Fast Transactions

Opportunity for Profit

Exclusivity

Sellers' Motivation

Auctions provide a unique and attractive alternative to traditional real estate sales. With a set date and competitive bidding, sellers benefit from increased buyer interest and higher sales prices. The transparent process is efficient and accelerated, with targeted marketing and online bidding reaching a wide range of potential buyers. We look forward to working with you and delivering successful auction results.

One Place. Sharing Ideas. Moving Property.

Contact us

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TO REGISTER

To register to bid on behalf of a company or in your personal capacity, please send the relevant FICA to auction@galetti.co.za

Registration deposit

R100,000

(paid via EFT/Credit Card prior to auction).

On Auction Day

Highest bidder required to pay a deposit of 5% plus 10% buyers' premium (plus VAT) into Galetti Trust account immediately (EFT/credit card).

The Balance of the Purchase

The balance of the purchase to be paid by the Purchaser within 40 business days after the offer is accepted.



Disclaimer: The property being auctioned is sold strictly on an "as-is" basis with no representations, warranties or guarantees, whether express or implied, including but not limited to any warranties of merchantability or fitness for a particular purpose. All potential buyers are strongly encouraged to conduct their own due diligence and inspections prior to bidding. The auctioneer and the seller make no representations or warranties as to the condition, quality, nature, value or title of the property being auctioned, and expressly disclaim any responsibility for errors, omissions, or inaccuracies in the information provided. Any reliance on the information provided is solely at the risk of the buyer. All bids are final and binding and the highest bidder at the auction will be required to execute a binding contract and pay a deposit and buyers premium on the day of auction.