



## Live Onsite Auction

**SAKHILE EZWENI GROUP (PTY) LTD (IN LIQUIDATION) MRN G1379/2024**

**102 Fourth Street, Parkmore, Sandton, Johannesburg**

On instruction from and on behalf of the Joint Liquidators of the above-mentioned business we will bring to auction a modern double storey office building which will be offered for sale via a **Live Onsite Auction on Tuesday 10 February 2026 at 11h00** and all interested bidders are required to register on our website [www.parkvillage.co.za](http://www.parkvillage.co.za) in order to bid. A refundable registration fee of R25 000.00 is payable to bid on this property.



 [www.parkvillageauctions.co.za](http://www.parkvillageauctions.co.za)

 102 Fourth Street, Parkmore Sandton

 Debbie Scholes  
011 789 4375

 [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)



# PARK VILLAGE AUCTIONS

*Trusted by banks, respected by buyers*

## Auction Summary

### Please Note:

- A Deposit of 15% of the Purchase Price, plus Agent's Commission of 6% plus VAT thereon, is payable on Submission of the Offer into the Auctioneers' FNB Trust Account
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Joint Liquidators
- The sale of the property excludes any moveable assets such as vehicles, furniture and equipment and other non-permanent installations.
- The Joint Liquidators reserve the right to accept or decline any or all offers submitted



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# Conditions of Sale

**Bidders Deposit:** 15% of the Purchase Price payable on Submission of the Offer

**Commission:** Buyer's Commission of 6% plus VAT payable on Submission of the Offer

**Occupation:** Date of Registration of Transfer

**Risk, Control & Insurance:** The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

**VAT:** The Seller is a registered VAT Vendor therefore VAT on the purchase price will apply.

**Rules of Auctions:** The Rules of Auction are available on our website at [www.parkvillage.co.za](http://www.parkvillage.co.za)



This vacant modern office building, complete with a guard house, (together measuring 690m<sup>2</sup>) offers a functional and well-designed layout.

A rare opportunity awaits investors and owner-occupiers as a modern, high-specification office building in Parkmore, Sandton

The building, which was erected in 2020, occupies a 991-square-metre footprint near Sandton and Winnie Mandela Drives.

Notably, the back of **the property borders Sandton Drive, providing excellent branding exposure to a high volume of passing traffic.**

Situated in the heart of the business district, the property offers unrivalled access to Nelson Mandela Square, Sandton City, and the River Club Golf Course.

Designed for productivity and comfort, the premises include seven private offices, expansive open-plan workspaces, a boardroom, multiple meeting rooms, and a dedicated filing room. Wall-mounted air-conditioning units and a modern kitchen ensure a premium working environment.

There is ample parking for both visitors and staff.

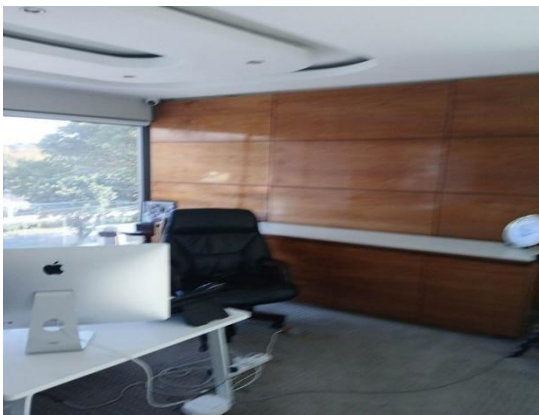
Monthly Rates R9 562.45





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# GALLERY



[www.parkvillageauctions.co.za](http://www.parkvillageauctions.co.za)



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## SUMMARY OF AUCTION TERMS & CONDITIONS

1. **6 % Buyers commission plus VAT** is payable on the Immovable property.
2. **15% Deposit payable on the fall of the hammer** for immovable properties **PAYABLE WITHIN 24-HOURS**.
4. **21 Business days confirmation period** applicable on immovable property.
5. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD**.
6. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
7. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
8. The Seller cannot give any warranty or guarantee that the Purchaser will obtain vacant occupation of the property on that date, and the Purchaser shall have no claim of whatsoever nature against the Seller should vacant occupation not be obtained on the said date or at all.
9. The **SELLER shall not be liable to provide any certificates of Compliance** in regard to any of the electrical, gas and plumbing installation if applicable.
10. The transferring attorneys will be appointed by the Seller.
11. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
12. After auction the highest bidder shall sign all relevant offer to purchase agreements.
13. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
14. The risk in any goods sold, including the risk of deterioration, destruction and damage to or of the goods, shall pass to the purchaser immediately upon registration.
15. Please insure upon registration that you register in the correct entity. Revisions to the Conditions of sale is not permitted.
16. Every purchaser shall be deemed to act as principal unless duly registered as a representative bidder in terms of Regulation 26 (3) of the CPA. In the event of a purchaser acting as a representative fails to legally bind its alleged principal or fail to prove such authority, he or she will be personally liable for all the obligations herein as principal debtor.
17. **Subject to confirmation by the Seller.**
18. The Auctioneer and Seller reserve the right to withdraw the property from auction.
19. You will be held liable for your bid and forfeit your deposit. If payment is not affected.
20. This property is vatable and therefore 15% VAT will be added to the purchase price.





## CONTACT INFORMATION

# “SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS”

Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 2 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as

**“THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS”**



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