



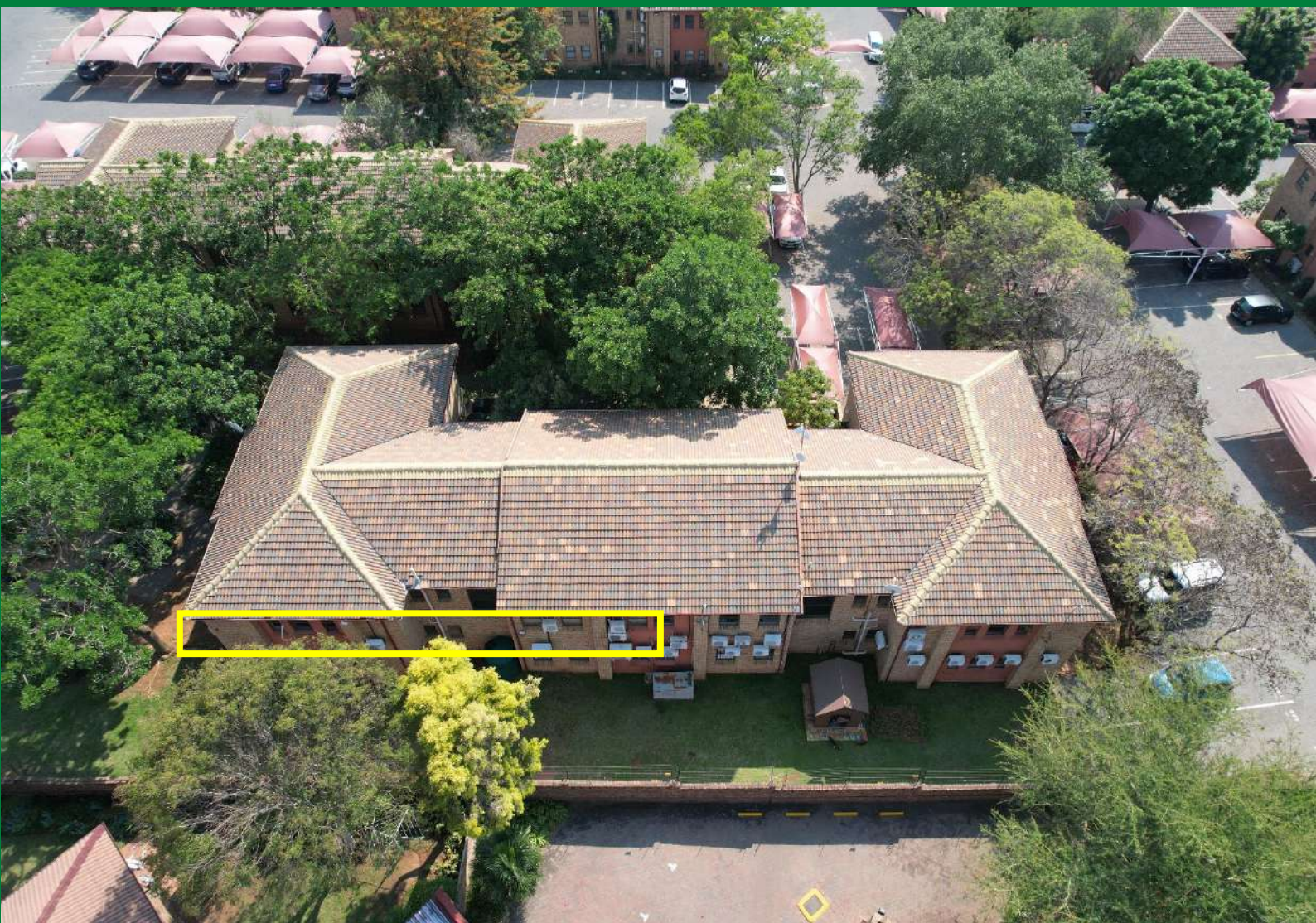
PROPERTY AUCTION

Northgate Office Park - Northwold

3 x Offices measuring 58m² each

24/7 Security, Fibre Ready, Ample Parking

Erf 619 Northwold Ext 43 | 12 Aureole Avenue. Northwold



BID LIVE ONLINE VIA WEBCAST

Contact for further information:

Peter Skafidas

Cell: 083 226 7960

Email: peters@wh.co.za

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332289)

Auction Date:

Venue:

Auctioneer:

Walkthrough Video:

Viewing/Show Day(s):

Tuesday 11thth November 2025 @12pm

Online @ www.whauctions.com

Joshua Pelkowitz

<https://youtu.be/MGnbRcJHMNM>

BY APPOINTMENT



GUIDELINE OF THE AUCTION

Auction Date & Venue: **Tuesday 11th November 2025 @ 12pm** online @ www.whauctions.com

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R25 000** in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 10% (Excl. VAT) of the hammer price

Deposit payable: 21.5% of bid price on fall of the hammer

Confirmation period: 21 business days

Balance of the purchase price payable within 21 business days after confirmation of sale.

A deposit of 21.5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT (namely 11.5%) plus a 10% deposit on the purchase price of the Property.

The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

For queries regarding the properties on auction contact:

Joshua Pelkowitz: 072 536 5482

Peter Skafidas: 083 226 7960

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 10% plus VAT over and above the bid price
- 21.5% deposit payable by Purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Occupational interest of 1% of the bid price per month levied from date of occupation.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable
- **VAT is applicable and not transfer duty**

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

WWW.WHAUCTIONS.COM

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Registered with PPRA

Page | 2



HOW TO BID ON WEBCAST

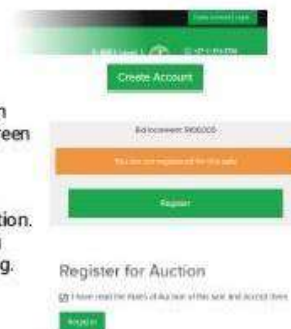
Webcast Auctions at www.whauctions.com



REGISTERING FOR WEBCAST AUCTIONS

1. Firstly you will need to create an account with us (once-off). You can do this by clicking on the create account link at the top of any page at whauctions.com.
2. To register for an online auction - login and then either click on the relevant link on the home page or select the auction from the auction calendar, and click on the green 'register for this sale' or 'register' button on any item.
3. We will email you an auction registration form & banking info for the deposit. Complete the form and email back to us along with the other relevant documentation. When you are approved a confirmation email will be sent to the email address you signed up with and you can begin bidding online or wait for the live auction closing.

A refundable deposit will be requested. We will also require documents for FICA purposes. Banking details & auction info will be emailed to you when you register for an auction.



For all auctions conducted by WH Auctioneers, our Rules of Auction comply with section 45 of the CPA, Act 68 of 2008. FICA compliance is mandatory to register for our auctions.

See next page for screenshots of the Webcast bidding screens.

**BID!
NOW!**
REGISTER ONLINE

whauctions.com

Office: 011 574 5700 • info@whauctions.com



AUCTIONEERS

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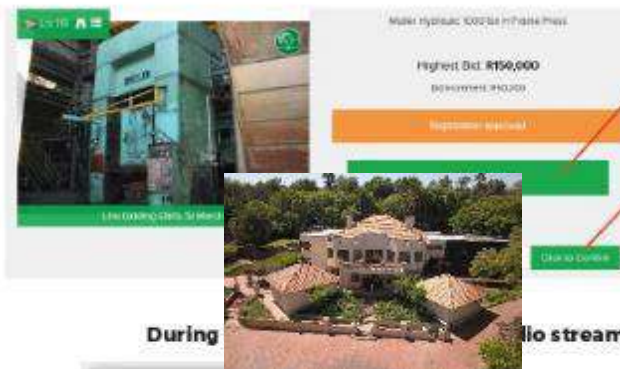


BIDDING ON WEBCAST

Once approved, you can bid from any internet enabled device or computer. Bids can be placed on any item on any page where you see the green 'bid' amount button. (See screenshots below). Before the actual live auction closing, lots are open for pre-bidding. You can bid in increments or place Autobids and the system will bid for you up to that amount. During auction closing the Webcast screen will display one lot at a time with a live audio stream from the auctioneer.

Buyers are urged to inspect the items on viewing days before bidding. Bids can not be cancelled.

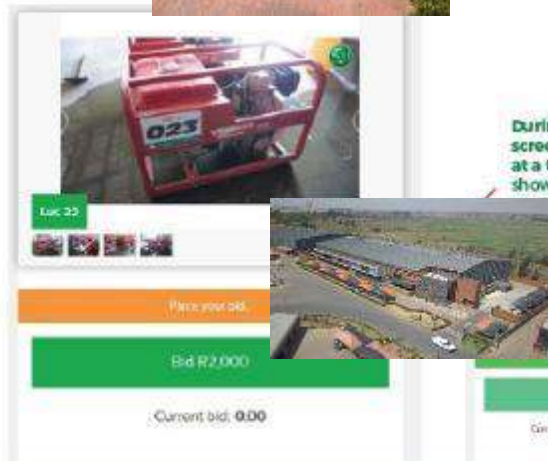
Pre-bidding phase. This is before the live auction closing.



Place a bid in increments. This is the current bid price + the bid increment.

Set an Autobid. This is the maximum amount you want to pay. The system will bid on your behalf up to this amount.

During **live audio stream from the auctioneer.**



During live auction closing, the Webcast screen layout changes to show only one lot at a time that is being auctioned. The amount shown is the auctioneer's asking price. Click button to bid that amount.

Your bid status is displayed here after you bid. If outbid, bid again if the asking bid amount is in your budget.



BID! NOW! REGISTER ONLINE

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GENERAL

Property Address: 12 Aureole Avenue, Northwold Ext 43 | Northgate Office Park.
Sectional Scheme: Sect 22, 23, 24 of plan 442/2007 known as Northgate Office Park
Erf & Suburb & City: Erf 619 Northwold Extension 43, City of Johannesburg.

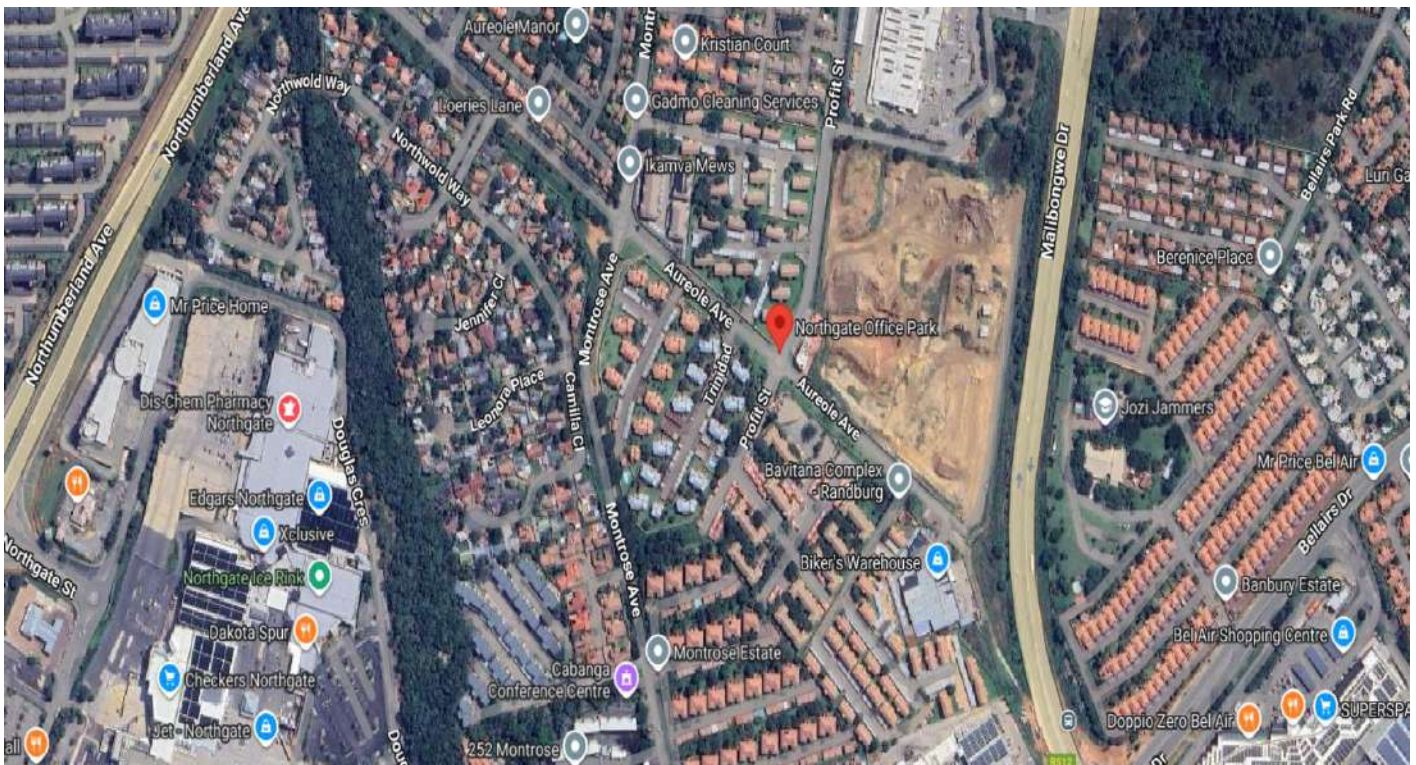
TITLE DEED INFORMATION

Title Deed No. Unit 22 -: ST126/2018
Unit 23 & 24 -ST45332/2025
Unit Size: Each unit measures 58m²

LOCALITY

The property is located on 12 Aureole Avenue in the suburb of Northwold in the Northgate Office Park. It is close to Northgate Mall offering easy access to major arterial routes.

Google Maps: -26.0590, 27.9527



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Page | 5



DESCRIPTION OF IMPROVEMENTS

The 3 offices are located in Block 2A of Northgate Office Park. The entire first floor comprises of 3 offices, namely Unit 22, 23, and 24. Each unit measures 58m² and all are equipped with a kitchenette. There male and female toilets servicing the units. The well-maintained office park features secure access 24-hour surveillance, generators for backup power, and high-speed fibre internet access. There are 3 allocated covered parking bays per Unit and sufficient parking bays for visitors.

The offices are configured with dry walling designed to the end user requirements. There is lots of natural light filtering into the building.

Facilities Include:

- 24/7 security
- Fibre ready
- Ample parking
- Wheelchair access

Northgate Office Park is a well-maintained office park with easy access to major routes including Malibongwe Drive and the N1 highway. Close to Northgate Mall and public transport options. 24 Hour security

Condition

Condition of the unit is fair with minor general maintenance required

Disclaimer

A structural survey of the buildings has not been undertaken and will not form part of this report. All structural and maintenance information is as per the information provided by the owners upon visiting the site. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision or registration of such plans, and this will be the responsibility of the Purchaser if required by the local authority.

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SITE PHOTOGRAPHS



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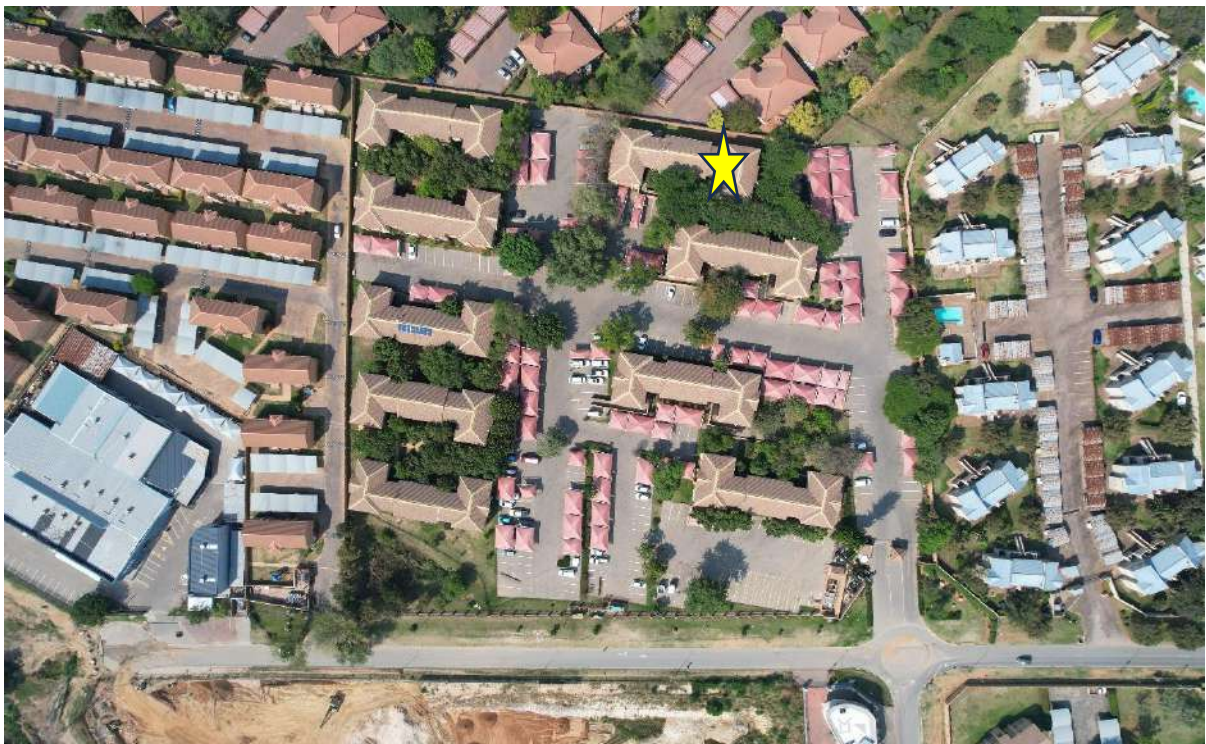
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Page | 7

NORTHGATE OFFICE PARK
3 X OFFICES 58m² each



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Page | 9



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Page | 10

ENTRANCE TO THE 1ST FLOOR



UNIT 23



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UNIT 24



UNIT 22



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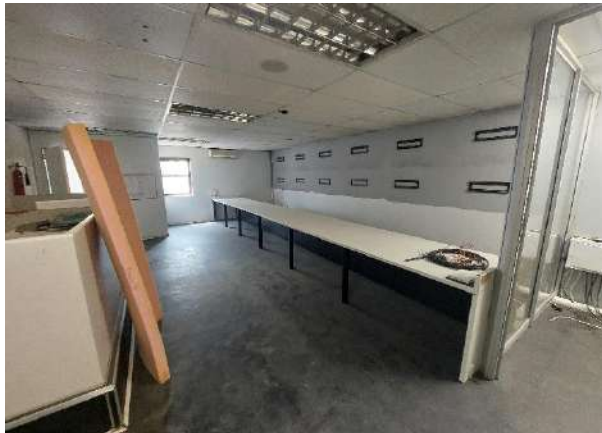
TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

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Page | 12



AERIAL AND WALKTHROUGH VIDEO

<https://youtu.be/MGnbRcJHMNM>

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Page | 13



MUNICIPAL ACCOUNT & LEVIES

Unit 22



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TAX INVOICE
DEDICATED MONITORING CC
618 PROFIT STREET
NORTHWOLD EXT.43
2194

You can contact us in the following ways

Phone:
Tel: 0860 56 28 74
Fax: (011) 358-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4780117194
VAT NO: JOHANNESBURG WATER: 4270161077

VAT NO: PIKITUP: 4790191292
VAT NO: CITY POWER: 4710191182

Date	2025/05/08
Statement for	May 2025
Physical Address	18 AUREOLE AVENUE
Stand No./Portion	22 NORTHGATE OFFICE PARK
Township	NORTHWOLD EXT.43



Account Number: 556043734

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Business R 667,000.00 X R 0.0228130 / 12 (Billing Period 2025/05) VAT: 0 %		1,268.02 0.00	1,268.02

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
58 m2		2023/07/01	C1	Market Value R 667,000.00	Region C Ward 134

Invoice Number: 34006455723	Next Reading Date: 2025/05/23
Client VAT Number:	Deposit: R 0.00

Account Number: 556043734

PIN CODE: 260219

Previous Account Balance
Less: Incoming Payment (Last Payment Made 2025/04/09)
Sub Total
Current Charges (Excl. VAT)
VAT @ 15%

1,545.17
- 1,545.17
0.00
1,509.02
36.15

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
City cleaning levy VAT: 15.00%		241.00 36.15	277.15

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
0.00	0.00	0.00	1,545.17	0.00	1,545.17	1,545.17
						Due Date
						2025/05/23

Current Charges (Including VAT) 1,545.17

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Dedicated Monitoring CC

Unit 022,
Block 2A,
Bay(s) 37; 47; 48,
Northgate Office Park,
Aureole Ave,
Northgate,
2194

Door No 22

Reference: DED001-D22

Tel: 27829302020

Email: craig@off-site.co.za

TAX INVOICE

INVOICE NO.	INVOICE DATE	DUE DATE	INVOICE TOTAL
INV06063	2025-08-01	2025-08-01	R 2679.34

Account	Description	Qty	Unit Price	Disc	Tax	Total
Ordinary Levies	Ordinary Levies	1.00	924.00	0.00	138.60	1062.60
Security Levies	Security Levies	1.00	376.00	0.00	56.40	432.40
CSOS Control Account	CSOS Levies	1.00	8.48	0.00	0.00	8.48
Water recovery - By PQ	Water (2025-05-22 to 2025-06-20)	1.00	10.44	0.00	1.57	12.01
Sewer recovery	Sewerage (2025-05-22 to 2025-06-20)	1.00	5.26	0.00	0.79	6.05
Electricity recovery - Metered	Electricity (2025-06-22 to 2025-07-26) - Previous: 10289, Current: 10289 - Usage: 0	1.00	1006.78	0.00	151.02	1157.80

BANKING DETAILS
Bank Name: ABSA
Account Number: 4086932807
Branch Code: 632005
Reference: DED001-D22

Reference: DED001-D22
Account Holder: NORTHGATE OFFICE PARK
Account Type: CURRENT
Branch Name: NORTHGATE

Sub-Total excl.	2 330.96
Discount excl.	0.00
Sub-Total excl. (after discount)	2 330.96
VAT	348.38
TOTAL	R 2 679.34

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UNIT 23



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OSM OSM TRADING (PTY) LTD
3352 DAINFERN
DAINFERN
2055

You can contact us in the following ways

Phone:
Tel: 0860 56 28 74
Fax: (011) 356-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760/17154 VAT NO: PKTUP: 4760/19133
VAT NO: JOHANNESBURG WATER: 4320/51677 VAT NO: CITY POWER: 4710/19152

Date	2025/08/22
Statement for	August 2025
Physical Address	18 AUREOLE AVENUE
Stand No./Portion	23 NORTHGATE OFFICE PARK
Township	NORTHWOLD EXT.43

Stand Size	Number of Dwellings	Date of Valuation	Municipal Valuation
58			

Invoice Number: 10012668509	Next Reading Date: 2025/09/08
Client VAT Number:	Deposit R 0.00

Account Number: 556477107

PIN CODE: 266843

Previous Account Balance	- 2,935.94
Sub Total	- 2,935.94
Current Charges (Excl. VAT)	0.00
VAT @ 15%	0.00

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
-2,935.94	0.00	0.00	0.00	0.00	-2,935.94	- 2,935.94
						Due Date

Due Date: 2025/09/08

OSM Trading (Pty) Ltd(SOLD)

Unit 023,
Block 2A,
Bay(s) 36, 49, 50,
Northgate Office Park,
Aureole Ave,
Northgate,
2154

Reference: OSM001-023

Tel: 27629302020

Email: craig@off-site.co.za

TAX INVOICE

INVOICE NO.	INVOICE DATE	DUE DATE	INVOICE TOTAL
INV06064	2025-08-01	2025-08-01	R 2679.34

Account	Description	Qty	Unit Price	Disc	Tax	Total
Ordinary Levies	Ordinary Levies	1.00	924.00	0.00	138.60	1062.60
Security Levies	Security Levies	1.00	376.00	0.00	56.40	432.40
CSOS Control Account	CSOS Levies	1.00	8.48	0.00	0.00	8.48
Water recovery - By PQ	Water (2025-05-22 to 2025-06-20)	1.00	10.44	0.00	1.57	12.01
Sewer recovery	Sewerage (2025-05-22 to 2025-06-20)	1.00	5.26	0.00	0.79	6.05
Electricity recovery - Metered	Electricity (2025-06-22 to 2025-07-26) - Previous: 71320, Current: 71320 - Usage: 0	1.00	1006.78	0.00	151.02	1157.80

BANKING DETAILS

Bank Name: ABSA
Account Number: 4060932007
Branch Code: 632005

Reference: OSM001-023

Reference: OSM001-023

Account Holder: NORTHGATE OFFICE PARK
Account Type: CURRENT
Branch Name: NORTHGATE

Sub-Total excl.	2 330.96
Discount excl.	0.00
Sub-Total excl. (after discount)	2 330.96
VAT	348.38
TOTAL	R 2 679.34

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3352 DAINFERN
DAINFERN
2055

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Tel: 0860 56 28 74
Fax: (011) 358-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4780117184
VAT NO: JOHANNESBURG WATER: 4270191077
VAT NO: PIKUP: 4780191282
VAT NO: CITY POWER: 4710191182

Date	2025/08/22
Statement for	August 2025
Physical Address	18 AUREOLE AVENUE
Stand No./Portion	24 NORTHGATE OFFICE PARK
Township	NORTHWOLD EXT.43

Stand Size	Number of Dwellings	Date of Valuation	Municipal Valuation
58			

Invoice Number: 10012668608	Next Reading Date: 2025/09/08
Client VAT Number:	Deposit R 0.00

Account Number: 556477114

PIN CODE: 266845

Previous Account Balance	- 2,935.94
Sub Total	- 2,935.94
Current Charges (Excl. VAT)	0.00
VAT @ 15%	0.00

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
-2,935.94	0.00	0.00	0.00	0.00	-2,935.94	- 2,935.94
						Due Date: 2025/09/08

Block 2A,
Bay(s) 35, 57, 58,
Northgate Office Park,
Aureole Ave,
Northgate,
2194

Email: craig@off-site.co.za

TAX INVOICE

INVOICE NO.	INVOICE DATE	DUE DATE	INVOICE TOTAL
INV06065	2025-08-01	2025-08-01	R 2679.34

Account	Description	Qty	Unit Price	Disc	Tax	Total
Ordinary Levies	Ordinary Levies	1.00	924.00	0.00	138.60	1062.60
Security Levies	Security Levies	1.00	376.00	0.00	56.40	432.40
CSOS Control Account	CSOS Levies	1.00	8.48	0.00	0.00	8.48
Water recovery - By PQ	Water (2025-05-22 to 2025-06-20)	1.00	10.44	0.00	1.57	12.01
Sewer recovery	Sewerage (2025-05-22 to 2025-06-20)	1.00	5.26	0.00	0.79	6.05
Electricity recovery - Metered	Electricity (2025-06-22 to 2025-07-26) - Previous: 23880, Current: 23880 - Usage: 0	1.00	1006.78	0.00	151.02	1157.80

BANKING DETAILS
Bank Name: ABSA
Account Number: 4068952807
Branch Code: 632036
Reference: OSM002-024
Account Holder: NORTHGATE OFFICE PARK
Account Type: CURRENT
Branch Name: NORTHGATE

Sub-Total excl.	2 330.96
Discount excl.	0.00
Sub-Total excl. (after discount)	2 330.96
VAT	348.38
TOTAL	R 2 679.34

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

WWW.WHAUCTIONS.COM

The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein are not guaranteed by the auctioneers and are as supplied.

Registered with PPRA



Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.		X	
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.		X	
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.		X	
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	

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NORTHGATE OFFICE PARK
3 X OFFICES 58m² each



ADDITIONAL INFORMATION
Unit 22, 23, 24 are in a fair state requiring general maintenance.

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

The way auctions should be.

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