

business
for sale



BUSINESS REPORT

Date: **12th June 2026**

Business Reference: **BFS00340**

About the Business:

ON AUCTION - Witbank Heavy Industrial Property

Presented By: Aldes Business Brokers Trading as Aldes Auctions

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Location: 10 CHOPIN STREET, KLARINET, WITBANK, MPUMALANGA

Start: 2026-06-25 08:00

End: 2026-06-25 12:00

Tax on Fees: 15.00%

Currency: ZAR

HEAVY-DUTY INDUSTRIAL FACILITY | 10 CHOPIN STREET | KLARINET | WITBANK | MPUMALANGA

ON AUCTION - Witbank Heavy Industrial Property



Sector: **Auctions**

AUCTION

Monthly Profit:

R 0

Asset Value:

R 0

Stock Value:

R 0

Yearly Net Profit :

R 0



Business Report

Summary

ADDRESS

10 Chopin Street, Klarinet, Witbank

PROPERTY TYPE

Industrial 1 Zoned

TITLE DEED NO.

T00003747/2001

ERF SIZE

1 934 m²

APPROX. GLA

2 080 m²

THE OPPORTUNITY

A compelling industrial acquisition opportunity presents itself at 10 Chopin Street, Klarinet, Witbank - a strategically positioned Industrial 1-zoned stand of 1 934 m² being brought to market by way of public auction on 26 June 2026. Currently owner-occupied, this property offers incoming buyers the immediate flexibility to occupy, repurpose, or redevelop in one of Mpumalanga's most active industrial corridors. The asset is registered in the name of Highveld Acorn Properties (Proprietary) Limited (Nr. 1999/026330/07) and is presented with the full transparency and competitive price-discovery that only a public auction can deliver.

For businesses seeking affordable operational premises, or investors looking to acquire well-located industrial real estate at a cost-effective entry point, this property represents a rare convergence of favourable zoning, strategic location, and financial efficiency.

The Witbank/ eMalahleni industrial node continues to attract significant commercial and industrial activity, underpinned by its proximity to major national freight routes and its central role in Mpumalanga's coal, energy, and logistics sectors. With a total GLA still to be confirmed, prospective buyers are encouraged to conduct a thorough physical inspection to fully appreciate the extent and condition of the improvements on this versatile stand.

KEY INVESTMENT HIGHLIGHTS

- INDUSTRIAL 1 ZONING WITH BROAD PERMITTED USE SPECTRUM
- STRATEGICALLY LOCATED IN THE KLARINET INDUSTRIAL NODE, WITBANK
- 1 934 M² STAND IN AN ACTIVE INDUSTRIAL CORRIDOR
- OWNER-OCCUPIED - IMMEDIATE VACANT POSSESSION POTENTIAL AT TRANSFER
- STRONG REGIONAL DEMAND DRIVEN BY MINING, LOGISTICS & ENERGY SECTORS
- VERSATILE IMPROVEMENTS SUITED TO MULTIPLE INDUSTRIAL OPERATIONS

Conditions of Sale

- Property sold subject to confirmation by the Seller.
- Property sold voetstoots.
- VAT applicable where relevant.
- FICA documentation required prior to bidding.
- Purchaser responsible for transfer costs unless otherwise stated.
- Rules of Auction available upon request.

Bidding

The conduct of the auction is subject to the control of the Auctioneer who has the sole right to regulate the bidding procedure. The auctioneer or his agent shall be entitled to bid up to the reserve price on behalf of the owner but shall not be entitled to make a bid equal to or exceeding the reserve price. Every bid shall constitute an offer to purchase the property for the amount bid upon the terms and conditions contained in the Conditions of Sale, which the seller may accept or reject in their absolute discretion.

Property Description

Gross Lettable Area Breakdown (Estimate)

Area / Component	Size
Office	209
Warehouse	1637
Storage	234
TOTAL GLA	2 080 m ²

Structural Components

- Industrial 1-zoned stand extending to 1 934 m²
- Total GLA to be confirmed - physical inspection recommended
- Hard-standing yard area suitable for vehicle and equipment marshalling
- Perimeter boundary treatment providing site security
- Owner-occupied improvements in situ across the stand
- Workshop or operational floor space forming the primary improvement
- Roller shutter door access (subject to inspection confirmation)
- Office or administration component (subject to inspection confirmation)
- Concrete or hardened flooring within operational areas
- Ablution facilities for staff and management

- Separate pedestrian and vehicular access points (subject to inspection confirmation)

Additional Features

The property at 10 Chopin Street presents a functional industrial platform that has been utilised for owner-occupied operations, indicating that the improvements have been actively maintained to support day-to-day business requirements.

The stand benefits from a practical layout that maximises usable hard-standing area, which is particularly valuable in the Klarinet node where operational yard space is at a premium.

The combination of covered workshop or warehouse space with open yard area creates the operational flexibility demanded by engineering, logistics, construction, and fabrication businesses.

Infrastructure on the property includes a municipal water supply connection and stormwater management provisions consistent with the surrounding industrial precinct. Electrical supply is connected and has historically supported the owner-occupier's operational requirements, though prospective buyers with high-power-demand applications are advised to verify the available supply capacity and phase configuration with the local municipality prior to bidding. Any prospective enhancement to power capacity would be subject to standard eMalahleni Local Municipality application procedures.

Security provisions are consistent with the broader Klarinet industrial environment, with perimeter fencing or walling forming the primary physical boundary of the site. The property's configuration allows for effective access control, a fundamental requirement for any industrial business storing equipment, vehicles, stock, or materials on site. Buyers seeking to upgrade or augment security infrastructure will find the existing platform a practical starting point.

CONDITION

The property is in a functional condition consistent with active owner-occupied industrial use, with improvements maintained to a working standard across the stand.

OCCUPANCY

The property is currently owner-occupied, with vacant possession anticipated to be available upon registration of transfer to the successful purchaser.

Zoning Information

Development Controls

Item	Detail
Zoning	Industrial 1
Height	3 storeys
FAR	0.7
Coverage	70%
Building Lines	Rear: 2m; Street: 5m; Side (Multi storey): 2m; Side (Single storey): 2m
Bulk	1353m ²

Permitted Uses

The property is zoned Industrial 1 in terms of the eMalahleni Local Municipality Town Planning Scheme, a zoning designation that accommodates a wide spectrum of industrial, commercial, and ancillary land uses. Industrial 1 zoning is specifically intended to provide for light to medium industrial activities and is among the most versatile and sought-after zoning categories in the eMalahleni municipal area. Typical permitted uses associated with Industrial 1 zoning in this jurisdiction include, but may not be limited to, the following: ---

- Light manufacturing and production facilities
- Engineering workshops and fabrication yards
- Motor vehicle repair, panel beating, and spray painting
- Warehousing, storage, and distribution centres workshops
- Building materials and hardware storage and trade
- Contractor yards and plant hire facilities
- Printing and packaging operations
- Logistics depots and transport operator premises
- Electrical, plumbing, and mechanical service workshops
- Wholesale trade and supply depots
- Ancillary offices and administrative uses incidental to the primary industrial use

Investment Rationale

- **INDUSTRIAL 1 ZONING** provides one of the broadest permitted use frameworks in the local planning scheme, maximising tenant and owner-occupier flexibility
- **1 934 M2 STAND SIZE** falls within a highly tradeable and sought-after size band for SME industrial operators, engineering businesses, and logistics contractors
- **KLARINET IS AN ESTABLISHED INDUSTRIAL ADDRESS** with a proven track record of sustained demand and low industrial vacancy rates
- **N4 CORRIDOR PROXIMITY** ensures the property benefits from the primary Gauteng-to-Mozambique freight route, a strategic advantage that underpins long-term industrial land value
- **OWNER-OCCUPIED ASSET** creates a clean transfer opportunity with no sitting tenancy complications, lease negotiations, or rental disputes to navigate
- **SCARCITY OF SERVICED INDUSTRIAL LAND** in eMalahleni continues to place upward pressure on both capital values and rental rates, supporting strong medium-to-long-term capital appreciation
- **MPUMALANGA'S INDUSTRIAL GROWTH TRAJECTORY** driven by energy infrastructure, mining logistics, and cross-border trade ensures sustained demand for well-located industrial assets
- **VALUE-ADD POTENTIAL** exists through reconfiguration, redevelopment, or optimisation of the existing improvements to suit a new owner-occupier or investment tenant profile

Features & Improvements

Structural Details

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General Information

Data extracted from Title Deed. Refer to the Title Deed in the Annexures section for full legal detail.

Title Deed No.

T00003747/2001

Registered Owner

HIGHVELD ACORN PROPERTIES (PROPRIETARY) LIMITED Nr. 1999/026330/07

VAT Registration Status

Vat is applicable

Erf Size

1 934 m²

Type of Ownership

Proprietary Limited

Legal Entity

HIGHVELD ACORN PROPERTIES (PROPRIETARY) LIMITED

Registration Number

1999/026330/07

Purchase Date

25 April 2001

Purchase Price

R258 000.00

Bond Amount

R860 000.00 (Cancelled)

VAT Registered

Yes

Domicile/ Address

SKY STRAAT 74, HOEVELDPARK, 1042

Servitudes & Endorsements

- A. A one-fifth share in and to all Minerals, metals and precious stones, subject to certain reservations, has been donated to CATHARINA MARIA ALETTA MALAN, DANIEL JACOBUS ROELOF MALAN JR., JOHANNES LODEWICUS MALAN, CORNELIA JACOBA MALAN and KAREL JOHANNES MALAN,
- by virtue of Notarial Deed No. 129/1941-S in respect of Portion of the farm BLESBOKLAAGTE 296, Registration Division J.S. Transvaal, measuring 1686,6371 Hectares. B(a). A four-fifths share of and in all rights to minerals, mineral products or mineral oils, metals and precious stones in respect of the said land, shall be and are hereby reserved to APEX MINES LIMITED and its successors in title to such rights who shall have the right at all times to mine underneath the said land or any portion thereof, subject to such conditions as the Mining Commissioner may impose in terms of the Mines, Works and Machinery Regulations and to there being no interference with the surface occupation to the land for the purpose of a Township. B(b). All rights which may be or become vested in the Freehold Owner to share in any proceeds which may accrue to the State from the disposal of the undermining rights of the said land, and also the share of rental or claim licence monies and any share of rental of profits which may accrue to any owner under any lease granted in respect of the said land are reserved to APEX MINES LIMITED and their successors in title thereto. THE rights in B(a) and B(b) above are reserved by Certificate of Mineral Rights No. 140/58-R.M. issued on the 31st March 1958, in respect of Portion 170 (a portion of Portion 44) of the farm BLESBOKLAAGTE 296, Registration Division J.S. Transvaal. C(a). The Erf is

subject to a servitude 2 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary as determined by the local authority. C(b). No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 metres thereof. C(c). The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

Locality Information

Macro Locality

Witbank, officially known as eMalahleni, is the economic heartbeat of Mpumalanga Province and one of South Africa's most strategically important industrial nodes. Situated approximately 130 kilometres east of Johannesburg along the N4 national highway - the primary freight corridor linking Gauteng to Mozambique's Maputo Port - eMalahleni commands unrivalled logistics significance. The city is served by the N12 and R545 routes, ensuring seamless connectivity to Pretoria, Middelburg, Secunda, and the broader Highveld industrial complex. The eMalahleni Local Municipality falls within the Nkangala District Municipality and continues to attract substantial public and private sector investment, underpinned by coal mining, power generation, petrochemicals, and heavy industry.

The broader eMalahleni investment landscape is characterised by a robust and diversified industrial base. Anchor economic drivers include Eskom's Duvha, Kendal, and Matta power stations, Sasol's operations in Secunda, and a thriving logistics and warehousing sector that services the entire eastern Highveld region. Industrial land in eMalahleni has historically demonstrated strong capital appreciation, and demand for well-located, zoned industrial stands consistently outstrips supply. Klarinet, as an established industrial suburb, occupies a prime position within this landscape, offering businesses and investors a proven operational address with excellent municipal infrastructure and transport linkages.

10 Chopin Street is situated within the Klarinet industrial precinct, a well-established light-to-medium industrial suburb on the western edge of eMalahleni. The immediate surrounding area is characterised by a mix of industrial workshops, engineering businesses, manufacturing facilities, and storage yards, creating a cohesive industrial environment with synergistic commercial activity. Chopin Street itself provides direct and unobstructed access for heavy vehicles and interlinks seamlessly with the surrounding road network, facilitating efficient ingress and egress for trucks, machinery, and operational traffic. Nearby amenities including fuel stations, hardware suppliers, engineering component retailers, and fast-food outlets ensure day-to-day operational convenience for staff and management.

Who Would Buy This Property?

Key Selling Points

- Industrial 1 zoning and 1 934 m2 stand accommodate a wide variety of operational business types without requiring rezoning or departure applications
- Auction process provides a transparent, non-negotiated entry point with clear transfer timelines for buyers seeking certainty
- Owner-occupied status means no lease impediments - the buyer takes occupation of a clean, unencumbered operational asset
- Strategic Klarinet address within the N4 logistics corridor enhances operational efficiency for transport-dependent businesses
- Scarcity of comparably sized and zoned industrial stands in eMalahleni positions this property as a rare market entry opportunity

Target Buyer Profile

- Engineering companies and fabrication workshops seeking a permanent operational base in eMalahleni
- Logistics operators and transport contractors requiring a depot, yard, and workshop facility
- Construction and contracting businesses needing storage, equipment parking, and site management space
- Motor vehicle repair, fleet maintenance, and plant hire operators
- Manufacturing SMEs seeking affordable, well-located light industrial premises
- Property investors seeking value-add industrial assets in a high-demand Mpumalanga node
- Mining and energy sector service providers requiring proximity to Witbank's operational hubs
- Entrepreneurs and owner-operators looking to acquire rather than lease their industrial premises in a growing regional economy.

Expense Schedule

Expense	Cost	Recovery	Net Monthly	Annual (Net)
OPERATING EXPENSES	-	-	R 7149,00	R 85 788,00
Rates & Taxes	R 6 768,00	-	R 6 768,00	R81 216,00
Utilities (landlord)	R 381,00	-	R 381,00	R 4 572,00
UTILITIES	-	-	R 0,00	R 0,00
Electricity	R8261,00	R 8 261,00	R0,00	R 0,00
Water	R 1 092,00	R 1 092,00	R 0,00	R 0,00
Sewerage	R 232,00	R 232,00	R 0,00	R 0,00
Total Operating Expenses (NOI)			R 7 149,00	R 85 788,00

Disclaimer, Auction Info & Terms

While all reasonable care has been taken to obtain correct information, neither **Aldes Auctions (Pty) Ltd**, its subsidiaries and related companies, nor the Sellers guarantee the correctness of the information. None of the aforementioned will be held liable for any direct or indirect damages or loss resulting from errors or omissions in the supplied information.

SELLER DISCLOSURE

The seller discloses that known defects or conditions have been identified with respect to the roof and foundation or basement areas of the property, and prospective purchasers are advised to conduct thorough due diligence in these regards prior to bidding. The seller has confirmed no known issues relating to the electrical systems, plumbing, structural integrity, sanitary connections, boundary disputes, or any unauthorised remodelling or additions, and the property is not subject to any heritage designations. Heating and air conditioning systems are not applicable to this property, and all disclosures are made to the best of the seller's knowledge as at the date of this brochure.

Auction Terms

Registration Fee

R10 000 refundable deposit via EFT payable prior to auction. No cash accepted. Proof of payment required.

FICA

Bidders must register and bring ID, proof of residence (FICA) and letter of authority to sign on behalf of a juristic entity.

Seller Deposit

5% of Purchase Price payable to AUCTIONEER immediately on fall of hammer. Non-refundable.

Commission

7% + VAT over and above the bid price on auction, payable by PURCHASER. Non-refundable.

Amount Payable on Day of Auction

The highest bidder shall pay the Seller Deposit (5%) plus Commission (7% + VAT) immediately on fall of hammer as confirmed by the Auctioneer. Non-refundable.

VAT/ Transfer Duty

VAT or Transfer Duty payable as applicable.

Confirmation Period

3 business days.

Guarantee Period

Within 30 calendar days from acceptance.

Transfer Attorney

To be confirmed by the Seller.

Electrical Compliance

SELLER responsible for electrical certificate of compliance.

General

CPA 2008, rules available on request, auctioneer may bid to reserve, subject to change without notice.

Auction Rules and Info and Payment Terms. Documentation

Please go to link to view Auction Rules and Info and Payment terms.

Highlight the link right click and select Go to: <https://aldesauctions.bidpro.co.za/AuctionDetails/1489>

Under Documents - 2026.03.18 Auction Rules and Payment Terms - Immovable Asset_25 June 2026.pdf

Bidders Registration

To Register :

Highlight the link right click and select Go to: <https://aldesauctions.bidpro.co.za/AuctionDetails/1489>

Under Documents - 2026.04.22 Bidders Registration - Immovable Property (Live at Premises and Virtually).pdf

Location where Auction takes Place

10 CHOPIN STREET, KLARINET, WITBANK, MPUMALANGA

Date and Time of Auction

Start: 2026-06-25 08:00

End: 2026-06-25 12:00