Transform potential

103 Aeroton Avenue, Aeroton

Acquisition Opportunity

AS AT JANUARY 2026



Executive Summary



Combined GLA of 8,767m²

Occupancy of **100%**

Weighted average lease expiry of **4.0 years**

103 Aeroton Avenue

Table Charm is located in Aeroton, South of Johannesburg. This industrial node is characterised by warehouses, manufacturing, and mini-units. The successful take up of the new Aeroton Industrial Park shows appetite in the node for quality industrial properties.

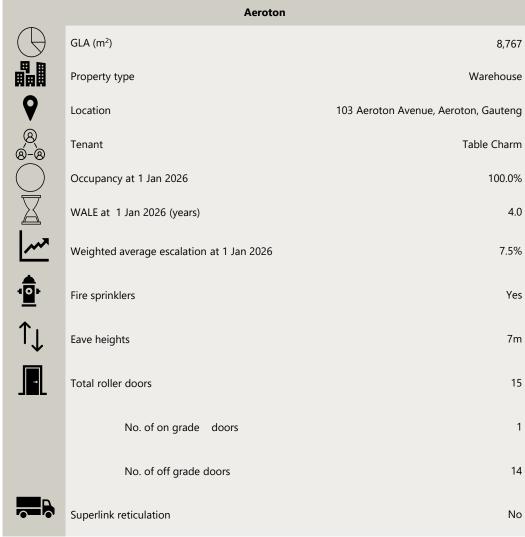
The property is situated near the M1 and provides easy access to Gauteng's major road networks.

The entire property is occupied by Table Charm a leading manufacturer of kitchen supplies. The lease expires 31 December 2029

Property and Financial Information



| (1 Jan 2026 – | R | R/m² (per month) |
|--------------------|-----------|------------------|
| 31 Dec 2026) | | u · · · · · · |
| Net rental | 6 807 848 | 64.71 |
| Rates recovery | 36 263 | 0.34 |
| Insurance recovery | 5 769 | 0.05 |
| Total Income | 6 849 880 | 65.11 |
| Rates and taxes | (449 178) | (4.27) |
| Insurance expense | (101 915) | (0.97) |
| Total net expenses | (551 094) | (5.24) |
| Total NPI | 6 298 786 | 59.87 |



Pictures







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