

Transform potential

# 103 Aeroton Avenue, Aeroton

Acquisition Opportunity

AS AT JUNE 2025



# Executive Summary



## 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

Combined GLA of  
**8,767m<sup>2</sup>**












Occupancy of  
**100%**

Weighted average  
lease expiry of **4.6**  
**years**

# Property and Financial Information



(1 June 2025 – 31 May 2026)	R	R/m <sup>2</sup> (per month)
Net rental	6 533 438	62.10
Rates recovery	30 280	0.29
Insurance recovery	14 313	0.14
<b>Total gross rental</b>	<b>6 578 031</b>	<b>62.53</b>
<b>Total Income</b>	<b>6 578 031</b>	<b>62.53</b>
Rates and taxes	(443 201)	(4.21)
Insurance expense	(114 825)	(1.09)
<b>Total net expenses</b>	<b>(558 025)</b>	<b>(5.30)</b>
<b>Total NPI</b>	<b>6 020 006</b>	<b>57.22</b>

Aeroton		
	GLA (m <sup>2</sup> )	8,767
	Property type	Warehouse
	Location	103 Aeroton Avenue, Aeroton, Gauteng
	Tenant	Table Charm
	Occupancy at June 2025	100.0%
	WALE at June 2025 (years)	4.6
	Weighted average escalation at June 2025	7.5%
	Fire sprinklers	Yes
	Eave heights	7m
	Total roller doors	15
	No. of on grade doors	1
	No. of off grade doors	14
	Superlink reticulation	No

# Pictures





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