

Transform potential

103 Aeroton Avenue, Aeroton

Acquisition Opportunity

AS AT OCTOBER 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
8,767m²












Occupancy of
100%

Weighted average
lease expiry of **4.3
years**

Property and Financial Information



(1 Oct 2025 – 30 Sept 2026)	R	R/m² (per month)
Net rental	6 688 227	63.57
Rates recovery	41 953	0.40
Insurance recovery	17 690	0.17
Total Income	6 747 870	64.14
Rates and taxes	(454 873)	(4.32)
Insurance expense	(118 202)	(1.12)
Total net expenses	(573 075)	(5.45)
Total NPI	6 174 795	58.69

Aeroton		
	GLA (m²)	8,767
	Property type	Warehouse
	Location	103 Aeroton Avenue, Aeroton, Gauteng
	Tenant	Table Charm
	Occupancy at Oct 2025	100.0%
	WALE at Oct 2025 (years)	4.3
	Weighted average escalation at Oct 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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