

Transform potential

103 Aeroton Avenue, Aeroton

Acquisition Opportunity

AS AT JANUARY 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 **5.0**
years

Property and Financial Information



(1 Jan 2025 – 31 Dec 2025)	R	R/m ² (per month)
Net rental	6 336 166	60.23
Rates recovery	16 105	0.15
Insurance recovery	9 342	0.09
Total gross rental	6 361 613	60.47
Rates and taxes	(446 811)	(4.25)
Insurance expense	(113 111)	(1.08)
Total net expenses	(559 922)	(5.32)
Total NPI	5 801 691	55.15

Aeroton		
	GLA (m ²)	8,767
	Property type	Warehouse
	Location	103 Aeroton Avenue, Aeroton, Gauteng
	Tenant	Table Charm
	Occupancy at Jan 2025	100.0%
	WALE at Jan 2025 (years)	5.0
	Weighted average escalation at Jan 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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