



IZANDLA  
Property Fund

# 18 Skietlood

## Acquisition Opportunity

### June 2025

# 18 Skietlood



Location	18 Skietlood Street, Isando, Johannesburg
ERF	536 Isando Ext 3
WALE as at June 2025 (years)	0.56
Weighted average escalation	0.0%
Occupancy as at June 2025	100%
Node	Isando

Financial Summary (1 June 2025- 31 May 2026)	R	R/m <sup>2</sup> (per month)
Net Rental	1 373 632	52.00
Gross non contractual *	739 648	56.00
Insurance Recoveries	4 431	0.11
Rates & Taxes Recoveries	14 480	0.37
<b>Total gross income</b>	<b>2 132 191</b>	<b>53.81</b>
Insurance Expense	(63 273)	(1.60)
Rates and Taxes Expense	(333 038)	(8.40)
<b>Total Expenses</b>	<b>(396 311)</b>	<b>(10.00)</b>
<b>Total Net Property Income</b>	<b>1 735 880</b>	<b>43.81</b>

Tenant	*Non-contractual rental at the end of the lease expiry at R56 m <sup>2</sup>
Vacant	
<b>GLA – 3 302 m<sup>2</sup></b>	

Building / Tenant	Supply Capacity	Current Transformers Installed	HT / LV	Maximum kVa / NMD	Single Phase	Three Phase
18 Skietlood	200A	200/5	LV	138.56	✗	✓

	Fire sprinklers	Yes
	Eave heights	8 m
	Total roller doors	3
	No. of on grade doors	1
	No. of off grade doors	2
	Superlink reticulation	Possible

## Location



## Overview

### 18 Skietlood

18 Skietlood is located in Isando, an industrial area in the Johannesburg suburb of Kempton Park which is in close proximity to OR Tambo International airport

There is access to public transport (Gautrain, Metrorail trains, bus services and taxis) and the property is easily accessible to major road networks such as the R21, N12 and R24. As well as a power supply of 200Amps 3-phase power available



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# Pictures



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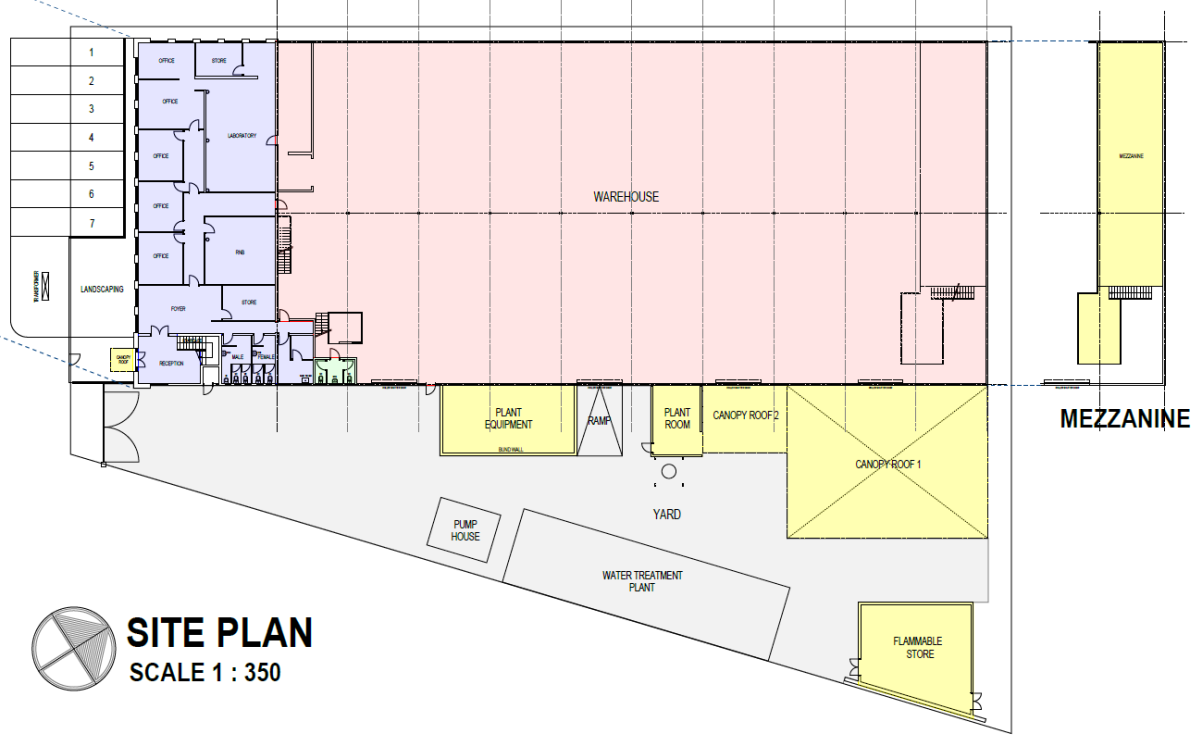
# Site Layout



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FIRST FLOOR OFFICES



 **SITE PLAN**  
SCALE 1 : 350

Any enquiries as regards the information in this document should be directed to:

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