

Transform potential

# 32 & 34 Potgieter, Alrode

Acquisition Opportunity

AS AT JUNE 2025

# Executive Summary



GLA of  
**26,645m<sup>2</sup>**

Occupancy of  
**100%**

Weighted average  
lease expiry of **4.1  
years**

## 32 & 34 Potgieter

The property is situated in the well-established Alrode Industrial Township, to the south of Johannesburg in Alberton. The R59 (located to the west of the property) and the N3 (located to the east) provide quick access to key markets throughout Gauteng. The property provides great exposure to Potgieter Street, one of the busiest roads in Alrode

The property consists of three warehouses that form two separate spaces (c.19,500m<sup>2</sup> and c.7,200m<sup>2</sup>). It is ideal for manufacturing with high amperage three phase power, ample yard, good height to eaves (10-12 meters) and multiple roller shutter doors. Complementing the warehouse space is an office block with boardroom facilities












Craft Trading & Projects occupies 7,157m<sup>2</sup> current lease expires 31 March 2027.

CCH Building and Hardware Trading occupies 19,488m<sup>2</sup> lease expiring 31 May 2029

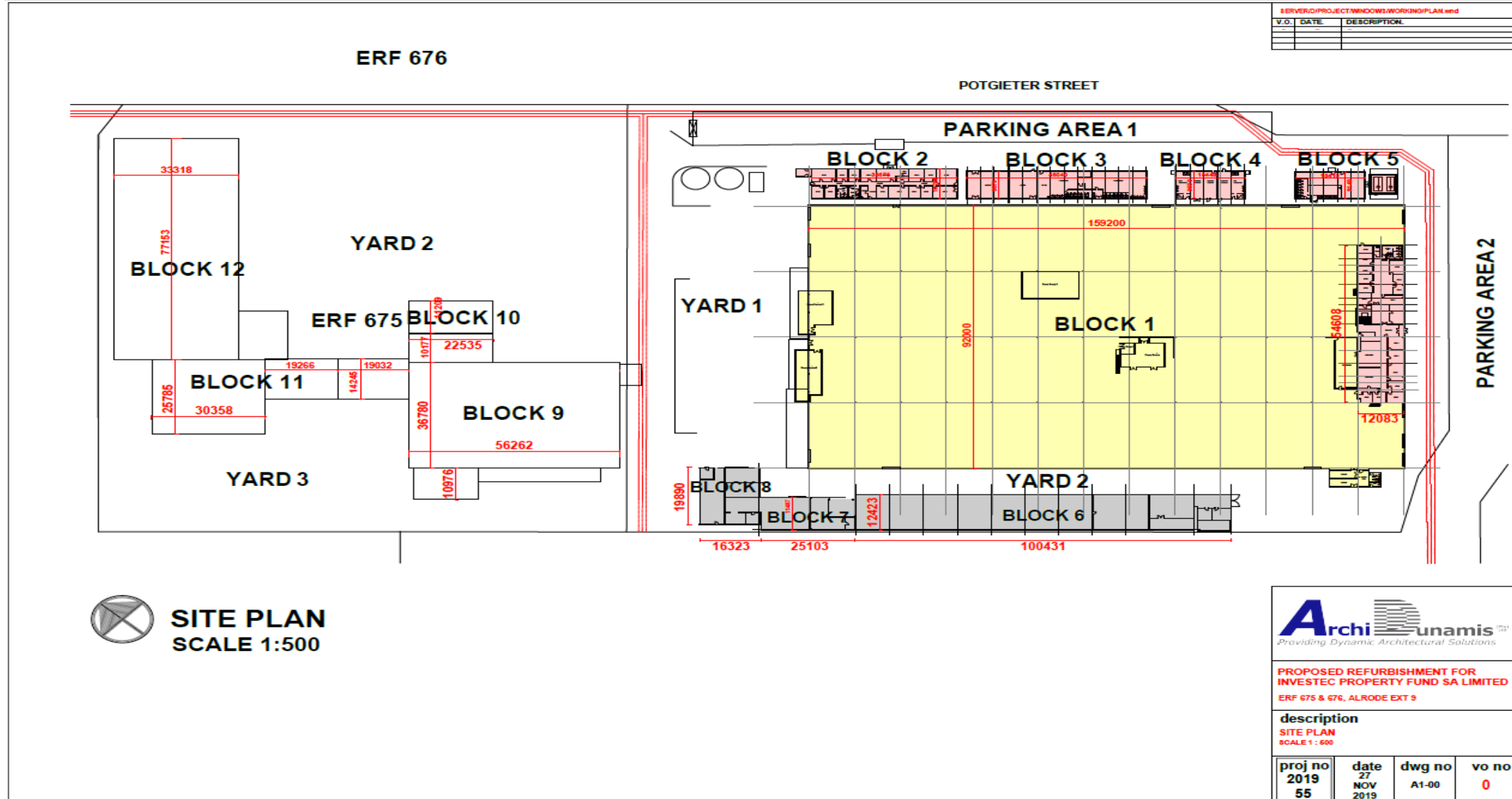
# Property and Financial Information



(1 June 2025 – 31 May 2026)	R	R/m <sup>2</sup> (per month)
Net rental	9 473 538	29.63
Rates recovery - Increases	332 417	1.04
Insurance recovery - Increases	204 194	0.64
<b>Total gross rental</b>	<b>10 010 149</b>	<b>31.3</b>
Rates and taxes	(1 260 269)	(3.94)
Insurance expense	(350 328)	(1.10)
Levies paid	(5 028)	(0.02)
<b>Total net expenses</b>	<b>(1 615 626)</b>	<b>(5.05)</b>
<b>Total NPI</b>	<b>8 394 523</b>	<b>26.25</b>

32 & 34 Potgieter		
	GLA (m <sup>2</sup> )	26,645
	Property type	Warehousing / Manufacturing
	Location	32 & 34 Potgieter Street, Alrode, Gauteng
	Tenant(s)	CCH Building and Hardware Trading, Craft Trading & Projects
	Occupancy at June 2025	100.0%
	WALE at June 2025 (years)	4.1
	Weighted average escalation at June 2025	8.0%
	Fire sprinklers	Yes
	Eave heights	10-12 m
	Total roller doors	11
	No. of on grade doors	11
	No. of off grade doors	0
	Superlink reticulation	Yes

# Site Plan



I:\SERVER\PROJECT\WINDOWS\WORKING\PLAN.dwg		
V.O.	DATE	DESCRIPTION

 **SITE PLAN**  
SCALE 1:500

**Archi**  **unamis**™  
Providing Dynamic Architectural Solutions

**PROPOSED REFURBISHMENT FOR  
INVESTEC PROPERTY FUND SA LIMITED**  
ERF 675 & 676, ALRODE EXT 9

**description**  
SITE PLAN  
SCALE 1 : 500

proj no	date	dwg no	vo no
2019 55	27 NOV 2019	A1-00	0

# Pictures





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