

Transform potential

# 56 – 58 Loper, Spartan

Acquisition Opportunity

AS AT 1 JANUARY 2025

# Executive Summary



## 56 – 58 Loper

The properties are located in a well-established Industrial area of Spartan, Gauteng. The Spartan node is strategically located 4km West of OR Tambo International Airport. The property enjoys convenient access to the R24 via the Barbara Road intersection, with the R24 also affording entry to the R21 north/south arterial route.

There are two premises on the property (56 Loper and 58 Loper). 58 Loper comprises of a warehouse with height to eaves of 3.5 and 5.5 meters and two large roller doors. There is a generous sized office portion with great natural light, a mezzanine area and covered and open parking bays. Current electricity supply is 250amps.

56 Loper is occupied by Hydradrive who has renewed for 12 months lease expiring May 2025. 58 Loper which currently occupied by PLR Logistics which we have renewed for a 3 year lease.

Combined GLA of  
**2,591m<sup>2</sup>**

Occupancy of  
**100%**

Weighted average  
lease expiry of **1.2  
years**

# Property and Financial Information



(1 Jan 2025 – 31 Dec 2025)	R	R/m <sup>2</sup> (per month)
Net Rental - contractual	2 184 716	70.26
Rates and taxes increases	7 055	0.23
Insurance increases	909	0.03
<b>Total gross rental</b>	<b>2 192 680</b>	<b>70.51</b>
Rates and taxes	(232 836)	(7.49)
Insurance expense	(48 122)	(1.55)
<b>Total net expenses</b>	<b>(280 958)</b>	<b>(9.03)</b>
<b>Total NPI</b>	<b>1 911 723</b>	<b>61.48</b>

	56 Loper	58 Loper	Total
GLA (m <sup>2</sup> )	501	2,090	<b>2,591</b>
Property type	Warehouse	Warehouse	<b>Warehouse</b>
Location	Spartan, Gauteng	Spartan, Gauteng	<b>56-58 Loper Avenue, Spartan, Gauteng</b>
Tenant	Hydradrive	PRL Logistics	
Occupancy at Jan 2025	100.0%	100%	<b>100%</b>
WALE at Jan 2025 (years)	0.4	1.41	<b>1.2</b>
Expiry Date	31/05/2025	31/05/2026	
Weighted average escalation at Jan 2025	7.5%	7.5%	<b>7.5%</b>
Fire sprinklers	None	None	<b>None</b>
Eave heights	3.5m	5.5m	
Total roller doors	2	2	<b>4</b>
	No. of on grade doors	2	<b>4</b>
	No. of off grade doors	0	<b>0</b>
Superlink reticulation		Possible	



# Pictures





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