



IZANDLA
Property Fund

18 Skietlood

Acquisition Opportunity
January 2025

18 Skietlood



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

Financial Summary	R	R/m ² (per month)
(1 Jan 2025 - 31 Dec 2025)		
Gross Rental - non contractual*	2 078 326	52.00
Total gross income	2 078 326	52.00
Insurance expense	(58 607)	(1.47)
Rates and taxes expense	(303 014)	(7.58)
Total expenses	(361 621)	(9.05)
Total net property income	1 716 704	42.95

*Non-Contractual rental is filled at a market rent of R52/m²

Tenant

Vacant

GLA – 3 331 m²

	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

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

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

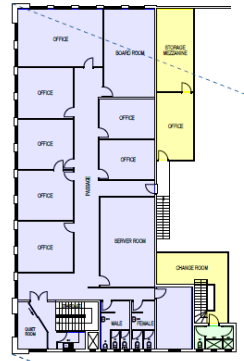


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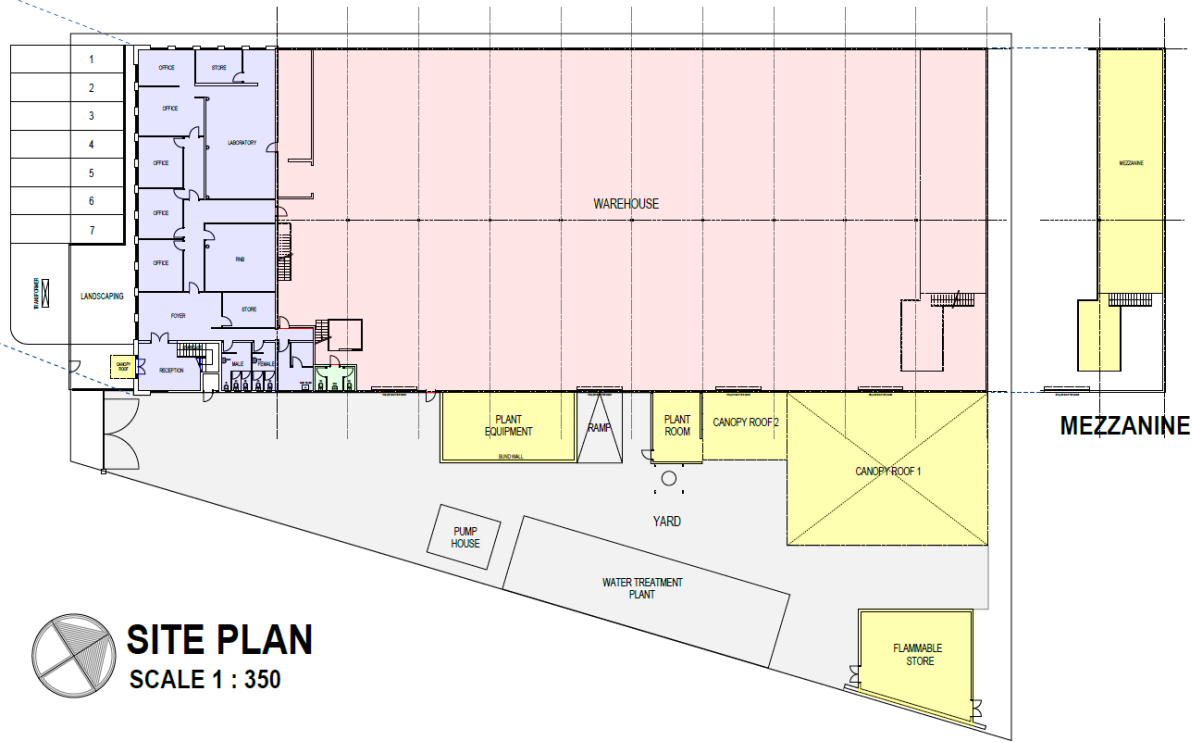
Site Layout



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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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