

Transform potential

# Princess Park, Pretoria

Acquisition Opportunity

AS AT 1 OCTOBER 2025

# Executive Summary



## Princess Park

Princess Park is located in Pretoria CBD. Car dealerships and government departments are popular in the surrounding area.

There is access to public transport (Metrorail system, bus services and taxis) and the property is easily accessible from the Ben Schoeman Freeway.

The property has three accessible levels. Top level has high visibility to Visage Street. Mid-level offers access from both sides of the property. The bottom level is a high-volume warehouse with an accessible yard

Combined GLA of  
**7,011m<sup>2</sup>**

Occupancy of  
**0%**











Weighted average  
lease expiry of **0.0**  
**years**

# Property and Financial Information



(1 Oct 2025 – 30 Sept 2026)	R	R/m² (per month)
Gross rental - non-contractual*	2 944 620	35.00
<b>Total gross rental</b>	<b>2 944 620</b>	<b>35.00</b>
Rates and taxes	(387 574)	(4.61)
Insurance expense	(124 015)	(1.47)
<b>Total net expenses</b>	<b>(511 589)</b>	<b>(6.08)</b>
<b>Total NPI</b>	<b>2 433 031</b>	<b>28.92</b>

\*Gross rental assumption of R35/m² for the total GLA

Princess Park		
	GLA (m²)	7,011
	Property type	Motor dealership/Distribution Centre
	Location	Cnr. Visagie St & Prince's Park Ave, Pretoria CBD, Gauteng
	Tenant	Vacant
	Occupancy at Oct 2025	0.0%
	WALE at Oct 2025 (years)	0.0
	Weighted average escalation at Oct 2025	0.0%
	Fire sprinklers	None
	Total roller doors	6
	No. of on grade doors	4
	No. of off grade doors	2



# Pictures



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