

Transform potential

Princess Park, Pretoria

Acquisition Opportunity

AS AT 1 JANUARY 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
7,011m²

Occupancy of
0%












Weighted average
lease expiry of **0.0**
years

Property and Financial Information



(1 Jan 2025 – 31 Dec 2025)	R	R/m ² (per month)
Gross rental - non-contractual*	2 944 620	35.00
Total gross rental	2 944 620	35.00
Rates and taxes	(365 897)	(4.35)
Insurance expense	(123 479)	(1.47)
Total net expenses	(489 375)	(5.82)
Total NPI	2 455 245	29.18

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

Princess Park		
	GLA (m ²)	7,011
	Property type	Motor dealership/Distribution Centre
	Location	Cnr. Visagie St & Prince's Park Ave, Pretoria CBD, Gauteng
	Tenant	Vacant
	Occupancy at Jan 2025	0.0%
	WALE at Jan 2025 (years)	0.0
	Weighted average escalation at Jan 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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