

Transform potential

Princess Park, Pretoria

Acquisition Opportunity

AS AT 1 JANUARY 2026

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 2026 – 31 Dec 2026)	R	R/m² (per month)
Gross rental - non-contractual*	2 944 620	35.00
Total gross rental	2 944 620	35.00
Rates and taxes	(365 539)	(4.34)
Insurance expense	(107 846)	(1.28)
Total net expenses	(473 385)	(5.63)
Total NPI	2 471 235	29.37

*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 1 Jan 2026	0.0%
	WALE at 1 Jan 2026 (years)	0.0
	Weighted average escalation at 1 Jan 2026	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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