

Transform potential

# 34 & 36 Ingersol, Lynwood, Pretoria

Acquisition Opportunity

AS AT 1 OCT 2025



# Executive Summary



GLA of  
**3,676m<sup>2</sup>**

Occupancy of **100%**

Weighted average  
lease expiry of **3.9  
years**

## 34 & 36 Ingersol, Lynnwood

The property is located in Lynnwood, Pretoria.

Immediate access to the Atterbury interchange of the N1 Highway, with direct access off Atterbury Road. Retail amenities include Menlyn Park Shopping Centre and Menlyn Maine. The building allows for signage and exposure onto Atterbury Drive.

### 34 Ingersol

The entire property is occupied by the South African Institute of Applied Psychology on a new 5 year lease from 1 July 2025. First option to renew for additional 5 years at prevailing escalation rate, with 7% cap and collar.

### 36 Ingersol

The entire property is occupied by Riley Griffin on a new 3 year lease from 1 March 2025.



# Property and Financial Information



Financial period (1 Oct 2025 – 30 Sept 2026)	R	R/m <sup>2</sup> (per month)
Net rental	3 707 927	84.08
Ops recoveries	1 511 911	34.28
Rates & taxes recovered	1 326 830	30.09
<b>Total Gross Rental</b>	<b>6 546 669</b>	<b>148.44</b>
Covered Parking	248 606	5.64
Storage	74 478	1.69
Open parking	192 308	4.36
Basement parking	994 364	22.55
<b>Total Income</b>	<b>8 056 424</b>	<b>182.68</b>
Property management fee	(96 964)	(2.20)
Insurance expense	(96 841)	(2.20)
Contractual expenses	(776 337)	(17.60)
Rate & taxes expenses	(1 326 830)	(30.09)
Repairs & maintenance	(94 643)	(2.15)
Municipal expenses	(29 507)	(2.05)
<b>Total net expenses</b>	<b>(2 421 122)</b>	<b>(54.90)</b>
<b>Total NPI</b>	<b>5 635 302</b>	<b>127.78</b>

	34 Ingersol	36 Ingersol	Total
<div> <div></div> <div>GLA (m<sup>2</sup>)</div> </div>	2380	1 297	3676
<div> <div></div> <div>Property type</div> </div>	Office	Office	Office
<div> <div></div> <div>Location</div> </div>	Lynnwood, Pretoria.	Lynnwood, Pretoria.	Lynnwood, Pretoria.
<div> <div></div> <div>Tenant</div> </div>	South African Institute of Applied Psychology	Riley Griffin Consulting (Pty) Ltd	
<div> <div></div> <div>Occupancy at Oct 2025</div> </div>	100%	100%	100%
<div> <div></div> <div>WALE at Oct 2025 (years)</div> </div>	4.7	2.4	3.9
<div> <div></div> <div>Expiry Date</div> </div>	30/06/2030	29/02/2028	
<div> <div></div> <div>Weighted average escalation at Oct 2025</div> </div>	7.0%	8.0%	7.6%



# Pictures





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