

Transform potential

36 Ingersol, Lynwood, Pretoria

Acquisition Opportunity

AS AT 1 JANUARY 2025

Executive Summary



36 Ingersol ,Lynnwood

The property is located in Lynnwood Glen, 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.

CWS Africa will vacate the building at the end of October 2024. Actively marketing upcoming vacancy.

GLA of
1,297m²

Occupancy of
0.0%

Weighted average lease
expiry of **0.0 years**

Property and Financial Information



36 Ingersol



GLA (m²) 1,297



Property type Commercial



Location 36 Ingersol Road, Lynnwood
Glen, Pretoria



Tenant Church World Services Africa
NPC



Occupancy at Jan 2025 0.0%



WALE at Jan 2025 (Years) 0.0



Weighted average escalation at Jan 2025 0.0%

Financial period (1 Jan 2025 - 31 Dec 2025)	R	R/m ² (per month)
Net rental	1 585 972	101.90
Ops recovered	375 746	24.10
Rates & taxes recovered	450 761	29.00
Total Gross Rental	2 412 479	155.00
Storage	37 081	2.40
Terrace	37 066	2.40
Covered Parking	103 557	6.70
Basement parking	370 716	23.80
Total Income	2 960 899	190.30
Property management fee	(46 623)	(3.00)
Contractual expenses	(114 856)	(7.40)
Insurance expenses	(57 266)	(3.70)
Rates & taxes expenses	(450 761)	(29.00)
Repairs & maintenance	(65 986)	(4.20)
Total Net Expenses	(735 492)	(47.30)
Total NPI	2 225 407	143.00



Pictures



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