

Transform potential

# 56 – 58 Loper, Spartan

## Acquisition Opportunity

AS AT 1 JUNE 2025

# Executive Summary



## 56 – 58 Loper

The properties are located in a well-established Industrial area of Spartan, Gauteng. The Spartan node is strategically located 4km West of OR Tambo International Airport. The property enjoys convenient access to the R24 via the Barbara Road intersection, with the R24 also affording entry to the R21 north/south arterial route.

There are two premises on the property (56 Loper and 58 Loper). 58 Loper comprises of a warehouse with height to eaves of 3.5 and 5.5 meters and two large roller doors. There is a generous sized office portion with great natural light, a mezzanine area and covered and open parking bays. Current electricity supply is 250amps.

56 Loper is occupied by Hydradrive who has renewed for 12 months lease expiring May 2025. 58 Loper we are in negotiations with clients to lease both units from June 2025.

Combined GLA of  
**2,591m<sup>2</sup>**

Occupancy of  
**0.0%**













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

# Property and Financial Information



(1 June 2025 – 31 May 2026)	R	R/m² (per month)
Non - contractual	2 020 980	65.00
<b>Total gross rental</b>	<b>2 020 980</b>	<b>65.00</b>
Rates and taxes	(240 302)	(7.73)
Insurance expense	(56 795)	(1.83)
<b>Total net expenses</b>	<b>(297 097)</b>	<b>(9.55)</b>
<b>Total NPI</b>	<b>1 723 883</b>	<b>55.44</b>

\* Non contractual rental filled at a market rental of R 65 m²

	56 Loper	58 Loper	Total
 GLA (m²)	501	2,090	<b>2,591</b>
 Property type	Warehouse	Warehouse	<b>Warehouse</b>
 Location	Spartan, Gauteng	Spartan, Gauteng	<b>56-58 Loper Avenue, Spartan, Gauteng</b>
 Tenant			
 Occupancy at June 2025	0%	0%	<b>0%</b>
 WALE at June 2025 (years)	0.0	0.0	<b>0.0</b>
 Expiry Date	31/05/2025	31/03/2025	
 Weighted average escalation at June 2025	0.0%	0.0%	<b>0.0%</b>
 Fire sprinklers	None	None	<b>None</b>
 Eave heights	3.5m	5.5m	
 Total roller doors	2	2	<b>4</b>
	No. of on grade doors	2	<b>4</b>
	No. of off grade doors	0	<b>0</b>
 Superlink reticulation		Possible	



# Pictures



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