

Transform potential

# 34 & 36 Ingersol, Lynwood, Pretoria

Acquisition Opportunity

AS AT 1 JUNE 2025

# Executive Summary



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

Occupancy of **100%**

Weighted average  
lease expiry of **4.2  
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	R	R/m <sup>2</sup> (per month)
(1 June 2025 - 31 May 2026)		
Net rental	3 630 396	82.32
Ops recoveries	1 480 862	33.58
Rates & taxes recovered	1 219 423	27.65
<b>Total Gross Rental</b>	<b>6 330 682</b>	<b>143.55</b>
Covered Parking	243 384	5.52
Storage	82 138	1.86
Open parking	189 000	4.29
Basement parking	974 220	22.09
<b>Total Income</b>	<b>7 819 425</b>	<b>177.30</b>
Property management fee	(94 960)	(2.15)
Insurance expense	(151 390)	(3.43)
Contractual expenses	(766 623)	(17.38)
Rate & taxes expenses	(1 309 577)	(29.69)
Repairs & maintenance	(108 502)	(2.46)
Municipal expenses	(29 507)	(2.05)
<b>Total net expenses</b>	<b>(2 460 560)</b>	<b>(55.79)</b>
<b>Total NPI</b>	<b>5 358 865</b>	<b>121.51</b>

	34 Ingersol	36 Ingersol	Total
 GLA (m <sup>2</sup> )	2380	1 297	<b>3676</b>
 Property type	Office	Office	<b>Office</b>
 Location	Lynnwood, Pretoria.	Lynnwood, Pretoria.	<b>Lynnwood, Pretoria.</b>
 Tenant	South African Institute of Riley Griffin Consulting (Pty) Ltd Applied Psychology		
 Occupancy at June 2025	100%	100%	<b>100%</b>
 WALE at June 2025 (years)	5.0	2.8	<b>4.2</b>
 Expiry Date	30/06/2030	29/02/2028	
 Weighted average escalation at June 2025	7.0%	8.0%	<b>7.6%</b>





# Pictures



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