

Transform potential

36 Ingersol, Lynwood, Pretoria

Acquisition Opportunity

AS AT 1 JUNE 2025

Executive Summary



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.

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

GLA of
1,196m²

Occupancy of
100%

Weighted average lease
expiry of **2.76 years**

Property and Financial Information



36 Ingersol		
	GLA (m ²)	1,196
	Property type	Commercial
	Location	36 Ingersol Road, Lynnwood, Pretoria
	Tenant	Riley Griffin
	Occupancy at 1 June 2025	100%
	WALE at 1 June 2025 (Years)	2.75
	Weighted average escalation at 1 June 2025	8.0%

Financial period	R	R/m ² (per month)
(1 June 2025 - 31 May 2026)		
Net rental	1 412 008	98.31
Ops recovered	502 363	34.98
Rates & taxes recovered	421 271	29.33
Total Gross Rental	2 335 642	162.61
Storage	72 581	5.05
Covered Parking	111 384	7.75
Basement parking	358 020	24.93
Total Income	2 877 627	200.35
Property management fee	(35 035)	(2.44)
Contractual expenses	(135 914)	(9.46)
Insurance	(54 550)	(3.80)
Rate & taxes expenses	(452 243)	(31.49)
Municipal expenses	(29 507)	(2.05)
Repairs & maintenance	956 022)	(3.90)
Total net expenses	(763 270)	(53.14)
Total NPI	2 114 357	147.21



Pictures



Simon King
Asset Manager
Mobile: +27 83 318 1254
Email: simon.king@burstone.com

Disclaimer

The information contained in this presentation should not be considered as an offer, advice nor a recommendation. For information purposes only. The information has not been independently verified. No representation or warranty express or implied, is being made or given as to the accuracy or completeness of the information or opinions and no responsibility is accepted for any such information or opinions. Burstone Group Limited is a company incorporated in South Africa, with registration number 2008/011366/06. Burstone Group Limited is a South African Real Estate Investment Trust (REIT), which is listed on the Johannesburg Stock Exchange (JSE) in the Real Estate Holdings and Development sector. It is not a collective investment scheme in terms of the Collective Investment Schemes

Act no. 45 of 2003. Asset and Property management services are provided by Burstone Group Limited.