



Property Overview

Erf 747 & 749 Spartan Ext 23

Cnr Megawatt Str & Director Rd, Spartan, Kempton Park



Property Overview

This property comprises two erven, situated in a prime location in Spartan Kempton Park on the East Rand.

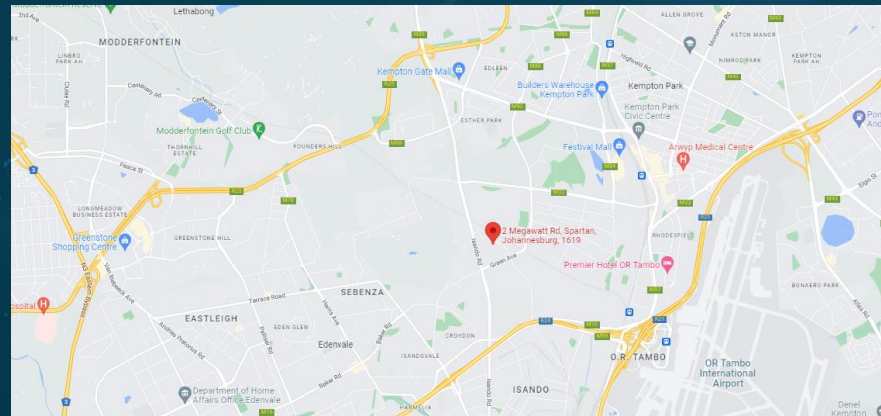
It is easily accessible from the R24, R21, N12 and within 5.5km of the OR Tambo International Airport. The property is situated on the corner of Director and Megawatt Roads.

The area is characterised by industrial facilities utilized for distribution, logistics, warehousing and manufacturing with easy access to the airport cargo terminals.

Businesses within the immediate surrounds includes Woolworths Bakery, RCL Foods, Transworld Road Freight, Afritek Logistics, IJM Express Freight and Logistics, Schaunberg Systems and Intocast Africa.



Google Maps View



Property Description

This site comprises two erven totaling 13 875 m² with a total GLA measuring approximately 5 216 m².

The buildings are constructed of steel portal, painted face-brick walls with IBR roof sheets on steel struts and purlins. Warehouses have high load bearing concrete floors and multiple roller shutter or sliding gates providing easy access.

The office flooring ranges from fabric carpeting to ceramic or vinyl tiles and suspended ceilings.

Paved and concrete driveways lead from the ingress and egress to the parking area in front of the building and the yard. There is a mix of open and covered parking bays for tenants and visitors.

The property is enclosed with steel palisade perimeter fencing and brick walls. There is a guard house on site.

The property is multi-tenanted.

Property Description

Owner	Capital Propfund (Pty) Ltd	Address	Cnr Megawatt Str & Director Rd, Spartan, Kempton Park
Asset type	Industrial / Warehouse	Erf number	Erf 747 & 749 Spartan Ext 23
Zoning	Industrial	Erf size	13 875 m ²
Coverage Height F.A.R	36% 2 storeys 0.37	Gross Lettable Area	5 216 m ²



Data Sheet

Projected budget January 2023 – December 2023

Gross Rental Income	R 6 081 412
Net Rental Income	R 4 780 198
Recoveries	R 1 301 213
Expenses:	R 1 872 081
Municipal expenses	R 1 548 361
Other expenses	R 323 720
Net Annual Income	R 4 209 331



Aerial site view

Cnr Megawatt Str & Director Rd, Spartan, Kempton Park



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Property Photos (Exterior)



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For more information



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