



COMMERCIAL VACANCY SCHEDULE

DECEMBER 2023

Building	Address	Suburb	Type	Descr.	Premises	Available	Size m ²	Net Rental/m ²	Rates /m ²	CID Levy /m ²	Other Levies /m ²	Gross Rental/m ²	Comment
2 Long Street	2 Long Street	Cape Town	Commercial	8th Floor	8th Floor	Immediately	108.13	R140.00	R21.36	R4.11		R165.47	
2 Long Street	2 Long Street	Cape Town	Commercial	8th Floor	8th Floor	1 Months' Notice	198.13	R140.00	R21.36	R4.11		R165.47	Strict Viewing Arrangements
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	62.00	R140.00	R21.36	R4.11		R165.47	
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	238.00	R140.00	R21.36	R4.11		R165.47	
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	1 Months' Notice	274.00	R140.00	R21.36	R4.11		R165.47	Strict Viewing Arrangements
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	415.00	R140.00	R21.36	R4.11		R165.47	
2 Long Street	2 Long Street	Cape Town	Commercial	10th Floor	10th Floor	Immediately	435.00	R140.00	R21.36	R4.11		R165.47	
2 Long Street	2 Long Street	Cape Town	Commercial	10th Floor	10th Floor	Immediately	267.00	R140.00	R21.36	R4.11		R165.47	
2 Long Street	2 Long Street	Cape Town	Commercial	12th Floor	12th Floor	Immediately	243.00	R140.00	R21.36	R4.11		R165.47	
2 Long Street	2 Long Street	Cape Town	Commercial	12th Floor	12th Floor	01-Jan-24	760.00	R140.00	R21.36	R4.11		R165.47	
2 Long Street	2 Long Street	Cape Town	Commercial	13th Floor	13th Floor	Immediately	498.00	R140.00	R21.36	R4.11		R165.47	
2 Long Street	2 Long Street	Cape Town	Commercial	14th Floor	14th Floor	Immediately	1217.00	R140.00	R21.36	R4.11		R165.47	Full Floor Plate
28 Marine	28 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 11	Immediately	56.00	R82.00	R6.37	R0.49		R88.86	
30 Marine	30 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 5 & 5a	1 Months' Notice	499.00	R65.00	R7.24	R0.56		R72.80	Strict Viewing Arrangements
34 Marine	34 Marine Drive	Paarden Eiland	Commercial	First Floor	Zone B1	Immediately	118.07	R50.00	R5.90	R0.46		R56.36	
78 on Edward	78 Edward Street	Tygervalley	Parking	Parkade	Parkade	Immediately	POA					Ample Secure Parking Available	
100 Fairway	100 Fairway Close	Parow	Commercial	First Floor	First Floor	01-Jan-24	4518.15	R147.00	R15.96			R162.96	Strict Viewing Arrangements
100 Fairway	100 Fairway Close	Parow	Commercial	First Floor	First Floor	01-Jan-24	2036.00	R134.04	R15.96			R150.00	
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 1, First Floor	Unit A23	Immediately	114.00	R125.00	R12.50			R137.50	
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 1, First Floor	Unit A24	Immediately	120.00	R125.00	R12.50			R137.50	UNDER OFFER
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 3, Ground Floor	Unit B1	Immediately	975.00	R125.00	R12.50			R137.50	

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Northgate Park	Section Street	Paarden Eiland	Commercial	Building 3, First Floor	Unit C1	Immediately	859.58	R125.00	R12.50			R137.50	CAN BE SUBDIVIDED TO 363.54m² & 496.04m²
Omni Park	102 Edward Street	Tygervalley	Commercial	Second Floor	Unit 201	Immediately	273.70	R100.00	R12.24	R2.08		R114.32	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block C	First Floor, Unit 6	1 Months' Notice	65.00	R140.00	R12.18			R152.18	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block C	Second Floor, Unit 6a	Immediately	80.00	R105.00	R12.18			R117.18	Includes Balcony of 28m ²
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block D	First Floor, Unit 1,2 & 3	Immediately	1095.00	R140.00	R12.18			R152.18	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block D	Second Floor, Unit 5a	Immediately	353.00	R105.00	R12.18			R117.18	UNDER OFFER
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block D	Second Floor, Unit 5b	1 Months' Notice	102.20	R120.00	R12.18			R132.18	UNDER OFFER
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block H	First Floor, Unit 2B	Immediately	472.33	R105.00	R12.18			R117.18	Additional Balcony of 6,43m ²
Sterling Place	86 Edward Street	Tygervalley	Commercial	First Floor	First Floor	Immediately	685.35	R115.00	R10.23	R1.73		R126.96	Includes Balcony of 51,85m ²
Sterling Place	86 Edward Street	Tygervalley	Commercial	Second Floor	Second Floor	Immediately	877.36	R115.00	R10.23	R1.73		R126.96	Includes Balcony of 73,99m ²
Upper East Side	31 Brickfield Road	Woodstock	Commercial	East Block	Sect. 130 First Floor	Immediately	322.51	R120.00	R8.80	R0.97	R29.61	R159.38	Subdivisible
Upper East Side	31 Brickfield Road	Woodstock	Commercial	West Block	5th & 6th Floor	Immediately	902.00	R125.00	R12.83	R2.10	TBC	R139.93	Balcony, mountain views Generator Available
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Sect. 4 Ground Floor	Immediately	1500.00	R100.00 incl. Rates, CID & BC levies excl. VAT					Consists of Yard, Warehouse, Showroom and Office. Access via Pickwick. Subdivisible
Viking Park	Cnr Viking way and Showground ave	Epping	Commercial	First Floor	Office 2	Immediately	96.60	R50.00	R9.52	R1.05		R60.57	
Viking Park	Cnr Viking way and Showground ave	Epping	Commercial	First Floor	Office 3	Immediately	106.00	R50.00	R9.52	R1.05		R60.57	
Viking Park	Cnr Viking way and Showground ave	Epping	Commercial	First Floor	Office 8	Immediately	156.24	R50.00	R9.52	R1.05		R60.57	
Viking Park	Cnr Viking way and Showground ave	Epping	Commercial	First Floor	Office 9	Immediately	83.80	R50.00	R9.52	R1.05		R60.57	
Viking Park	Cnr Viking way and Showground ave	Epping	Commercial	First Floor	Office 12	Immediately	157.00	R50.00	R9.52	R1.05		R60.57	

Kindly note all amounts stated are excluding VAT and consumption charges.



INDUSTRIAL VACANCY SCHEDULE

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DECEMBER 2023

Building	Address	Suburb	Type	Descr.	Premises	Available	Size m ²	Net Rental /m ²	Rates /m ²	CID Levy /m ²	Gross Rental/m ²	Comment
Blackheath Park	Range Road	Blackheath	Warehouse	First Floor	Unit 18C	Immediately	94.00	R39.00	R3.15	R0.31	R42.46	Reinstatement Required
Blackheath Park	Range Road	Blackheath	Warehouse	First Floor	Unit 20A - E	Immediately	339.00	R39.00	R3.15	R0.31	R42.46	
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP20	Immediately	2,804.86	R55.00	R4.43	R0.31	R59.43	UNDER OFFER
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP43	Immediately	560.51	R60.00	R4.43		R64.43	Strict Viewing Arrangements
Mega Park	Peter Barlow	Bellville South	Yard	Ground Floor	MP66b Yard	Immediately	221.59	R25.00	R4.43		R29.43	Not Enclosed
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP71	01-Jan-24	49.09	R82.00	R4.43		R86.43	
Mega Park	Peter Barlow	Bellville South	Warehouse & Office	Two Levels	MP114 - MP117B	Immediately	3,007.41	R60.00	R4.43		R64.43	LIGHT INDUSTRIAL CAN BE JOINED TO 4 381,34m²
Mega Park	Peter Barlow	Bellville South	Warehouse	First Floor	MP117A	Immediately	1,373.93	R50.00	R4.43		R54.43	
The Island	11 Milner Street	Paarden Eiland	Ground Floor	Ground Floor	Yard 03	Immediately	75.00	R30.00	R6.89		R0.53	R37.42
The Island	11 Milner Street	Paarden Eiland	Ground Floor	Ground Floor	Yard 05	Immediately	35.00	R30.00	R6.89	R0.53	R37.42	

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RETAIL VACANCY SCHEDULE

DECEMBER 2023

Building	Address	Suburb	Type	Descr.	Premises	Available	Size m ²	Net Rental /m ²	Rates /m ²	CID Levy /m ²	Other Levies /m ²	Gross Rental/m ²	Comment
2 Long Street	2 Long Street	CBD	Retail	Ground Floor	Shop 9	Immediately	231.00	R230.00	R21.36	R4.11		R255.47	
28 Marine	28 Marine Drive	Paarden Eiland	Retail, Forecourt & Yard	Ground Floor	Unit 6b & 7, F/Court 2b & 3, Yard 4	01-Mar-24	1367.50	R75.00	R6.37	R0.49		R81.86	Prime Location
78 on Edward	78 Edward Street	Tygervalley	Retail	Ground Floor	Shop 5	Immediately	332.00	R140.00	R16.05	R2.72		R158.77	UNDER OFFER
Northgate Park	Section Street	Paarden Eiland	Retail	Ground Floor	Kiosk 2 & 3	Immediately	35.00	R12 000 per Month					Ideal for Convenience Store
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block B, Ground Floor	Shops 8 & 9	Immediately	198.00	R220.00	R12.18			R232.18	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block D, Ground Floor	Shop 1	01-Jan-24	696.00	R250.00	R12.18			R262.18	PRIME LOCATION Strict Viewing Arrangements
Viking Park	Cnr Viking way and Showground ave	Epping	Retail	Ground Floor	Shop A5a	Immediately	374.75	R135.00	R9.52	R1.05		R145.57	Subdivisible

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SPEAR
REIT LIMITED

BROKER MANDATE

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SPEAR REIT LIMITED - BROKER MANDATE VACANCY TERMS & CONDITIONS

No verbal introductions or letters of introduction will be recognized. Only a submitted Offer to Lease that is accepted by the Landlord will constitute effective cause. All amounts quoted exclude VAT. No agent boards to be erected at properties other than with prior consent in writing. Whereas every effort has been made to ensure that the contents of the vacancy schedule are correct, Spear Reit Limited does not accept any responsibility or liability whatsoever for incorrect information which may appear herein. The contents hereof are subject to change without prior notice.

Payment of Commission:

Commission is payable on net rental, municipal rates and parking (but excludes CID/BC levies and other recoveries), and after the following conditions have been met:

- Lease and other documentation signed by all parties
- Deposits, bank guarantees, stamp duty, lease fees and 1st month's rental paid
- All FICA documentation received
- Tenant has taken occupation of the premises

Commission is based upon Agreement of Lease of no less than 3(three) years, calculated along the following guidelines, or negotiated depending on the variable relating to each transaction:

- 5% on the first 2 years rental
- 2.5% on the next 3 years rental
- 1.5 on the next 3 years rental
- 1 % on the balance

If an Agreement of Lease has a term of less than 2(two) years, commission payable is equivalent to one month's rental.

Commission is not payable on renewals, rent free periods, options and additional space leased by the Lessee or any sale by the Lessor to the Lessee



SPEAR
REIT LIMITED