



COMMERCIAL VACANCY SCHEDULE

APRIL 2024

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	6th Floor	6th Floor	01-Jul-24	1217.00	R125.00	R21.36	R4.11		R150.47	Full Floor Plate. Strict Viewing Arrangements
2 Long Street	2 Long Street	Cape Town	Commercial	8th Floor	8th Floor	Immediately	108.13	R125.00	R21.36	R4.11		R150.47	
2 Long Street	2 Long Street	Cape Town	Commercial	8th Floor	8th Floor	1 Months' Notice	198.13	R125.00	R21.36	R4.11		R150.47	Strict Viewing Arrangements
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	62.00	R125.00	R21.36	R4.11		R150.47	
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	238.00	R125.00	R21.36	R4.11		R150.47	
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	274.00	R125.00	R21.36	R4.11		R150.47	
2 Long Street	2 Long Street	Cape Town	Commercial	10th Floor	10th Floor	Immediately	435.00	R125.00	R21.36	R4.11		R150.47	
2 Long Street	2 Long Street	Cape Town	Commercial	10th Floor	10th Floor	Immediately	267.00	R125.00	R21.36	R4.11		R150.47	
2 Long Street	2 Long Street	Cape Town	Commercial	12th Floor	12th Floor	Immediately	243.00	R125.00	R21.36	R4.11		R150.47	
2 Long Street	2 Long Street	Cape Town	Commercial	12th Floor	12th Floor	Immediately	760.00	R125.00	R21.36	R4.11		R150.47	
2 Long Street	2 Long Street	Cape Town	Commercial	13th Floor	13th Floor	Immediately	498.00	R125.00	R21.36	R4.11		R150.47	
28 Marine	28 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 8	Immediately	18.00	R2 500.00 incl. Rates & CID Levy but excl. VAT					
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	
34 Marine	34 Marine Drive	Paarden Eiland	Commercial	First Floor	Zone B2	1 Months' Notice	183.54	R58.00	R5.90	R0.46		R64.36	Strict Viewing Arrangements
78 on Edward	78 Edward Street	Tygervalley	Parking	Parkade	Parkade	Immediately	POA					Ample Secure Parking Available	
100 Fairway	100 Fairway Close	Parow	Commercial	Ground Floor	Ground Floor	01-Jul-24	1345.36	R134.04	R15.96			R150.00	PLUG & PLAY
100 Fairway	100 Fairway Close	Parow	Commercial	Two Levels	Two Levels	Immediately	4518.15	R134.04	R15.96			R150.00	
100 Fairway	100 Fairway Close	Parow	Commercial	Two Levels	Two Levels	Immediately	2036.00	R134.04	R15.96			R150.00	
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 2, First Floor	Unit C4/101a	1 Months' Notice	82.00	R135.00	R12.50			R147.50	Strict Viewing Arrangements
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 363.54m ² & 496.04m ²
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block C	First Floor, Unit 7a	Immediately	350.00	R120.00	R12.18			R132.18	
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	Second Floor, Unit 5b	Immediately	353.00	R105.00	R12.18			R117.18	
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	633.50	R115.00	R10.23	R1.73		R126.96	Additional Balcony of 51,85m ²
Sterling Place	86 Edward Street	Tygervalley	Commercial	Second Floor	Second Floor	Immediately	803.37	R115.00	R10.23	R1.73		R126.96	Additional Balcony of 73,99m ²
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Sect.26, First Floor	01-Jun-24	126.00	R90.00	R16.24	R1.79	R30.56	R138.59	Strict Viewing Arrangements
Upper East Side	31 Brickfield Road	Woodstock	Commercial	East Block	Sect. 130 First Floor	Immediately	228.48	R120.00	R8.80	R0.97	R29.61	R159.38	Shared reception
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 but 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 7	01-May-24	100.00	R60.00	R9.52	R1.05		R70.57	
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	

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INDUSTRIAL VACANCY SCHEDULE

APRIL 2024

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
7 Signal Crescent	7 Signal Crescent	Montague Gardens	Warehouse & Yard	Ground Floor	Unit 1 & Yard 1	1 Months' Notice	893.00	R94.00/m ² excl. VAT & Utilities				Additional 300m ² Yard Strict Viewing Arrangments
Blackheath Park	Range Road	Blackheath	Warehouse	Ground Floor	Unit 5	Immediately	2,074.00	R55.00	R3.15	R0.31	R58.46	
Blackheath Park	Range Road	Blackheath	Warehouse	Ground Floor	Unit 13E	Immediately	85.00	R55.00	R3.15	R0.31	R58.46	
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	Yard	Ground Floor	MP40 Yard	01-May-24	495.27	R25.00	R4.43		R29.43	
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	Immediately	49.09	R82.00	R4.43		R86.43	Suitable for Storage
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	
The Island	11 Milner Street	Paarden Eiland	Ground Floor	Ground Floor	C05	Immediately	Container	R2 600.00 incl. Rates & CID Levy but excl. VAT				Container suitable for self-storage
The Island	11 Milner Street	Paarden Eiland	Ground Floor	Ground Floor	C07	Immediately	Container	R2 600.00 incl. Rates & CID Levy but excl. VAT				Container suitable for self-storage

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RETAIL VACANCY SCHEDULE

APRIL 2024

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	R125.00	R21.36	R4.11		R150.47	
28 Marine	28 Marine Drive	Paarden Eiland	Retail, Forecourt & Yard	Ground Floor	Unit 6b & 7, F/Court 2b & 3, Yard 4	Immediately	1367.50	R75.00	R6.37	R0.49		R81.86	Prime Location
Northgate Park	Section Street	Paarden Eiland	Retail	Ground Floor	Kiosk 2 & 3	Immediately	35.00	R7 500.00 incl. Rates but excl. VAT					Ideal for Convenience Store
Northgate Park	Section Street	Paarden Eiland	Retail	Ground Floor	Kiosk 4	Immediately	16.00	R3 500.00 incl. Rates but excl. VAT					
Northgate Park	Section Street	Paarden Eiland	Retail	Ground Floor	Kiosk 5	Immediately	16.00	R3 500.00 incl. Rates but excl. VAT					
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block B, Ground Floor	Shop 9	Immediately	102.71	R175.00	R12.18			R187.18	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block D, Ground Floor	Shop 1	Immediately	696.00	R250.00	R12.18			R262.18	PRIME LOCATION
Viking Park	Cnr Viking way and Showground ave	Epping	Retail	Ground Floor	Shop A5a	Immediately	374.76	R135.00	R9.52	R1.05		R145.57	Subdivisible to 226.05m ² & 148.71m ² Strict Viewing Arrangements
Viking Park	Cnr Viking way and Showground ave	Epping	Retail	Ground Floor	Shop A8	01-Jun-24	470.00	R250.00	R9.52	R1.05		R260.57	Strict Viewing Arrangements

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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
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