



COMMERCIAL VACANCY SCHEDULE

JULY 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	Immediately	1217.00	R125.00	R21.36	R4.34		R150.70	Full Floor Plate. UNDER OFFER
2 Long Street	2 Long Street	Cape Town	Commercial	8th Floor	8th Floor	01-Aug-24	91.05	R125.00	R21.36	R4.34		R150.70	Strict Viewing Arrangements
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	62.00	R125.00	R21.36	R4.34		R150.70	
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	238.00	R125.00	R21.36	R4.34		R150.70	
2 Long Street	2 Long Street	Cape Town	Commercial	10th Floor	10th Floor	Immediately	435.00	R125.00	R21.36	R4.34		R150.70	
2 Long Street	2 Long Street	Cape Town	Commercial	10th Floor	10th Floor	Immediately	267.00	R125.00	R21.36	R4.34		R150.70	
2 Long Street	2 Long Street	Cape Town	Commercial	11th Floor	11th Floor	01-Aug-24	79.00	R125.00	R21.36	R4.34		R150.70	Strict Viewing Arrangements
2 Long Street	2 Long Street	Cape Town	Commercial	12th Floor	12th Floor	Immediately	243.00	R125.00	R21.36	R4.34		R150.70	
2 Long Street	2 Long Street	Cape Town	Commercial	12th Floor	12th Floor	Immediately	760.00	R125.00	R21.36	R4.34		R150.70	UNDER OFFER
2 Long Street	2 Long Street	Cape Town	Commercial	13th Floor	13th Floor	Immediately	498.00	R125.00	R21.36	R4.34		R150.70	
28 Marine	28 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 2	1 Weeks' Notice	41.63	R6 400.00 incl. Rates, and CID levy but excl. VAT					Sea Views Strict Viewing Arrangements
30 Marine	30 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 5 & 5a	Immediately	499.00	R65.00	R7.61	R0.59		R73.20	
34 Marine	34 Marine Drive	Paarden Eiland	Commercial	First Floor	Zone B2	1 Months' Notice	183.54	R58.00	R6.24	R0.58		R64.82	Strict Viewing Arrangements
78 on Edward	78 Edward Street	Tygervalley	Parking	Parkade	Parkade	Immediately	POA						Ample Secure Parking Available
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 2, First Floor	C4/101a	01-Aug-24	82.00	R152.00	R12.50			R164.50	
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 3, Ground Floor	Unit B1	Immediately	975.00	R125.00	R12.50			R137.50	UNDER OFFER
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 4	Immediately	158.00	R120.00	R12.87			R132.87	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block D	Second Floor, Unit 5b	Immediately	353.00	R105.00	R12.87			R117.87	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block H	First Floor, Unit 1	Immediately	150.00	R105.00	R12.87			R117.87	CAN BE JOINED TO 622.33m ² Additional Balconies
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block H	First Floor, Unit 2B	Immediately	472.33	R105.00	R12.87			R117.87	
Sterling Place	86 Edward Street	Tygervalley	Commercial	First Floor	First Floor	Immediately	633.50	R115.00	R10.81	R1.85		R127.66	Additional Balcony of 51,85m ²

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Sterling Place	86 Edward Street	Tygervalley	Commercial	Second Floor	Second Floor	Immediately	803.37	R115.00	R10.81	R1.85		R127.66	Additional Balcony of 73,99m ²
The Island	11 Milner Street	Paarden Eiland	Commercial	Two Levels	Two Levels	Immediately	165.00	R180.00	R9.37	R0.73		R190.10	25 Parking Bays Available
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Sect.26, First Floor	Immediately	126.00	R90.00	R16.24	R1.79	R30.56	R138.59	
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 Strict Viewing Arrangements
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 8	Immediately	156.24	R50.00	R10.06	R1.13		R61.19	
Viking Park	Cnr Viking way and Showground ave	Epping	Commercial	First Floor	Office 12	Immediately	157.00	R50.00	R10.06	R1.13		R61.19	

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INDUSTRIAL VACANCY SCHEDULE

JULY 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
Blackheath Park	Range Road	Blackheath	Warehouse	Ground Floor	Unit 2C & Yard	Immediately	5,134.00	R61.36	R3.32	R0.32	R65.00	CAN BE JOINED TO 7 208m ²
Blackheath Park	Range Road	Blackheath	Warehouse	Ground Floor	Unit 5	Immediately	2,074.00	R55.00	R3.32	R0.32	R58.64	
Blackheath Park	Range Road	Blackheath	Warehouse	Ground Floor	Unit 10B	01-Sep-24	186.00	R56.36	R3.32	R0.32	R60.00	Strict Viewing Arrangements
Blackheath Park	Range Road	Blackheath	Warehouse	Ground Floor	Unit 13E	Immediately	85.00	R55.00	R3.32	R0.32	R58.64	
Blackheath Park	Range Road	Blackheath	Warehouse	First Floor	Unit 18C	Immediately	94.00	R39.00	R3.32	R0.32	R42.64	Reinstatement Required
Blackheath Park	Range Road	Blackheath	Warehouse	First Floor	Unit 20A - E	Immediately	339.00	R39.00	R3.32	R0.32	R42.64	
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP15A	Immediately	70.39	R65.00	R4.68		R69.68	Ideal for offices or training centre
Mega Park	Peter Barlow	Bellville South	Offices	Two Levels	MP114A	Immediately	1,024.55	R60.00	R4.68		R64.68	
The Island	11 Milner Street	Paarden Eiland	Ground Floor	Ground Floor	Yard 03	Immediately	75.00	R30.00	R9.37	R0.73	R40.10	
The Island	11 Milner Street	Paarden Eiland	Ground Floor	Ground Floor	Yard 05	Immediately	35.00	R30.00	R9.37	R0.73	R40.10	
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
Viking Park	Cnr Viking way and Showground ave	Epping	Warehouse	Ground Floor	Unit C2	1 Months' Notice	206.91	R80.00	R12.52	R1.38	R93.90	Strict Viewing Arrangements
Viking Park	Cnr Viking way and Showground ave	Epping	Warehouse	Ground Floor	Unit C6	1 Months' Notice	235.00	R80.00	R12.52	R1.38	R93.90	

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RETAIL VACANCY SCHEDULE

JULY 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
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 3, 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	Commercial	Building 3, Ground Floor	Kiosk 4	Immediately	16.00	R3 500.00 incl. Rates but excl. VAT					
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 3, 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	R12.87			R187.87	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block D, Ground Floor	Shop 1	Immediately	696.00	R250.00	R12.87			R262.87	PRIME LOCATION
Viking Park	Cnr Viking way and Showground ave	Epping	Retail	Ground Floor	Shop A5a	Immediately	374.76	R135.00	R10.06	R1.13		R146.19	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	Immediately	470.00	R250.00	R10.06	R1.13		R261.19	Strict Viewing Arrangements

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BROKER MANDATE

Switchboard – 021 286 2

Kaylah Van Der Merwe – 084 254 1
kaylah@spearprop.ci

James Bylos – 083 254 1
james@spearprop.ci

www.spearprop.ci

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

