

## COMMERCIAL VACANCY SCHEDULE

### DECEMBER 2024

Building	Address	Suburb	Type	Descr.	Premises	Available	Size m <sup>2</sup>	Net Rental/m <sup>2</sup>	Rates /m <sup>2</sup>	CID Levy /m <sup>2</sup>	Other Levies /m <sup>2</sup>	Gross Rental/m <sup>2</sup>	Comment
No. 1 Waterhouse	Waterhouse Place	Century City	Commercial	First Floor	FF-#05	01-Jan-25	270.61	R200.00	R17.34		R7.06	R224.40	Strict Viewing Arrangements
No. 1 Waterhouse	Waterhouse Place	Century City	Commercial	Second Floor	SF-#03	01-Apr-25	1168.11	R227.66	R17.34		R7.06	R245.00	
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	11th Floor	11th Floor	Immediately	387.00	R125.00	R21.36	R4.34		R150.70	
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	13th Floor	13th Floor	Immediately	260.81	R125.00	R21.36	R4.34		R150.70	
9 Long Street	9 Long Street	Cape Town	Commercial	Third Floor	Unit 301G	Immediately	151.23	R165/m <sup>2</sup> incl. Rates & CID Levy but excl. VAT & Parking				Contact Angela	
9 Long Street	9 Long Street	Cape Town	Commercial	Third Floor	Unit 301H	By Arrangement	277.42						
26 Commaille	26 Commaille Road	Melkbosstrand	Commercial	Two Floors	Two Floors	01-Mar-25	200.00	R200/m <sup>2</sup> excl. VAT, Utilities & Ops Costs				Furnished. Back Up Power Supply	
28 Marine	28 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 6	1 Months' Notice	36.00	R4 000.00 incl. Rates, CID levy but excl. VAT					
28 Marine	28 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 9	01-Feb-25	88.00	R8 500.00 incl. Rates, CID levy but excl. VAT					
34 Marine	34 Marine Drive	Paarden Eiland	Commercial	First Floor	Zone B2	Immediately	183.54	R58.00	R6.24	R0.58		R64.82	Strict Viewing Arrangements
Boundary Terraces	1 Mariendahl Road	Newlands	Commercial	Ground Floor	Port. Ground Floor	By Arrangement	333.46	R280/m <sup>2</sup> incl. Rates & Levies but excl. VAT & Parking				Strict Viewing Arrangements Contact Angela	
Boundary Terraces	1 Mariendahl Road	Newlands	Commercial	First Floor	Port. First Floor	By Arrangement	881.55						
Boundary Terraces	1 Mariendahl Road	Newlands	Commercial	Third Floor	Port. Third Floor	By Arrangement	651.45						
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 1, Ground Floor	A5	1 Months' Notice	132.00	R125.00	R12.50			R137.50	Strict Viewing Arrangements
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

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



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Switchboard – 021 286 2700

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Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block C	First Floor, Unit 9A	TBC	111.00	R125.00	R12.87		R137.87	Strict Viewing Arrangements
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block C	Second Floor, Unit 12	Immediately	143.00	R120.00	R12.87		R132.87	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block D	Second Floor, Unit 5a	1 Months' Notice	79.31	R130.00	R12.87		R142.87	Strict Viewing Arrangements
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block D	Second Floor, Unit 5b	Immediately	353.00	R105.00	R12.87		R117.87	
The View - Tygervalley	43 Old Oak Road	Tygervalley	Commercial	6th Floor	Unit 604	01-Dec-24	67.60	R185/m <sup>2</sup> incl. Rates & CID Levy but excl. VAT & Parking				<b>UNDER OFFER</b> Contact Angela
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	West Block	5th & 6th Floor	Immediately	902.00	R160/m <sup>2</sup> incl. Rates, CID & BC levies but excl. VAT				Balcony, mountain views Generator Available
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Sect. 4 Ground Floor	Immediately	1500.00	R100/m <sup>2</sup> incl. Rates, CID & BC levies but excl. VAT				Consists of Yard, Warehouse, Showroom and Office. Access via Pickwick. Subdivisible
<b>Waterside Place</b>	<b>South Gate Tyger Waterfront, Carl Cronje Drive</b>	<b>Tygervalley</b>	<b>Commercial</b>	<b>3rd Floor</b>	<b>Unit 30A</b>	<b>Immediately</b>	<b>407.18</b>	<b>R170/m<sup>2</sup> incl. Rates &amp; CID Levy but excl. VAT &amp; Parking</b>				<b>Contact Angela</b>
<b>Waterside Place</b>	<b>South Gate Tyger Waterfront, Carl Cronje Drive</b>	<b>Tygervalley</b>	<b>Commercial</b>	<b>4th Floor</b>	<b>Unit 40A/40M</b>	<b>Immediately</b>	<b>488.91</b>					

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## INDUSTRIAL VACANCY SCHEDULE

### DECEMBER 2024

Building	Address	Suburb	Type	Descr.	Premises	Available	Size m <sup>2</sup>	Net Rental /m <sup>2</sup>	Rates /m <sup>2</sup>	CID Levy /m <sup>2</sup>	Gross Rental/m <sup>2</sup>	Comment
28 Marine	28 Marine Drive	Paarden Eiland	Warehouse & Yard	Ground Floor	Unit 7, F/Court 3, Yard 4	Immediately	571.08	R75.00	R6.37	R0.49	R81.86	
Blackheath Park	Range Road	Blackheath	Warehouse	Ground Floor	Unit 1A	TBC	2,084.00	R55.00	R3.32	R0.32	R58.64	<b>DIRECT SUB-LET STRICT VIEWING ARRANGEMENTS</b>
Blackheath Park	Range Road	Blackheath	Warehouse	Ground Floor	Unit 1C	TBC	999.00	R55.00	R3.32	R0.32	R58.64	
Blackheath Park	Range Road	Blackheath	Offices	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	Storage	Ground Floor	MP71	Immediately	49.09	<b>R4 000.00 incl. Rates but excl. VAT</b>				<b>Viewing by Appointment</b>
Mega Park	Peter Barlow	Bellville South	Offices	Two Levels	MP114A	Immediately	1,024.55	R60.00	R4.68		R64.68	<b>Ideal for offices or training centre</b>
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	C04	Immediately	Container	<b>R2 600.00 incl. Rates &amp; CID Levy but excl. VAT</b>				<b>Container suitable for self-storage</b>
The Island	11 Milner Street	Paarden Eiland	Ground Floor	Ground Floor	C05	Immediately	Container	<b>R2 600.00 incl. Rates &amp; CID Levy but excl. VAT</b>				<b>Container suitable for self-storage</b>
The Island	11 Milner Street	Paarden Eiland	Ground Floor	Ground Floor	C07	Immediately	Container	<b>R2 600.00 incl. Rates &amp; CID Levy but excl. VAT</b>				<b>Container suitable for self-storage</b>

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## RETAIL VACANCY SCHEDULE

### DECEMBER 2024

Building	Address	Suburb	Type	Descr.	Premises	Available	Size m <sup>2</sup>	Net Rental /m <sup>2</sup>	Rates /m <sup>2</sup>	CID Levy /m <sup>2</sup>	Other Levies /m <sup>2</sup>	Gross Rental/m <sup>2</sup>	Comment
2 Long Street	2 Long Street	Cape Town	Retail	Ground Floor	Shop 11	Immediately	43.00	R175.00	R21.36	R4.34		R200.70	
Northgate Park	Section Street	Paarden Eiland	Retail	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	Retail	Building 3, Ground Floor	Kiosk 4	Immediately	16.00	R3 500.00 incl. Rates but excl. VAT					
Northgate Park	Section Street	Paarden Eiland	Retail	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	675.00	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 <sup>2</sup> & 148.71m <sup>2</sup> 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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**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 an Offer to Lease submitted by the Broker 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 only (excludes municipal recoveries such as rates and taxes; CID/BC Levies), 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.