



COMMERCIAL VACANCY SCHEDULE

APRIL 2025

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
No. 1 Waterhouse	Waterhouse Place	Century City	Commercial	Ground Floor	GF-#04	Immediately	188.17	R221.63	R16.83		R6.54	R245.00	Strict Viewing Arrangements
No. 1 Waterhouse	Waterhouse Place	Century City	Commercial	First Floor	FF-#05	Immediately	270.61	R221.63	R16.83		R6.54	R245.00	
No. 1 Waterhouse	Waterhouse Place	Century City	Commercial	Second Floor	SF-#03	Immediately	1303.26	R221.63	R16.83		R6.54	R245.00	
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	62.00	R127.25	R19.07	R3.68		R150.00	Contact Angela CAN BE JOINED TO 690.81m ²
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	238.00	R127.25	R19.07	R3.68		R150.00	
2 Long Street	2 Long Street	Cape Town	Commercial	10th Floor	10th Floor	Immediately	435.00	R127.25	R19.07	R3.68		R150.00	
2 Long Street	2 Long Street	Cape Town	Commercial	10th Floor	10th Floor	Immediately	234.00	R127.25	R19.07	R3.68		R150.00	
2 Long Street	2 Long Street	Cape Town	Commercial	12th Floor	12th Floor	Immediately	243.00	R127.25	R19.07	R3.68		R150.00	
2 Long Street	2 Long Street	Cape Town	Commercial	13th Floor	13th Floor	Immediately	260.81	R127.25	R19.07	R3.68		R150.00	
9 Long Street	9 Long Street	Cape Town	Commercial	Third Floor	Unit 307	Immediately	151.23	R148.15	R14.13	R2.72		R165.00	
9 Long Street	9 Long Street	Cape Town	Commercial	Third Floor	Unit 308	Immediately	277.42	R148.15	R14.13	R2.72		R165.00	
9 Long Street	9 Long Street	Cape Town	Commercial	Third Floor	Unit 301/309	By Arrangement	255.16	R148.15	R14.13	R2.72		R165.00	
26 Commaille	26 Commaille Road	Melkbosstrand	Commercial	Two Floors	Two Floors	Immediately	200.00	R200/m ² 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	Immediately	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	R0.48		R64.72	Strict Viewing Arrangements
Boundary Terraces	1 Mariendahl Road	Newlands	Commercial	Ground Floor	Port. Ground Floor	01-Jun-25	333.46	R250.13	R26.31	R3.56		R280.00	Strict Viewing Arrangements Contact Angela
Boundary Terraces	1 Mariendahl Road	Newlands	Commercial	First Floor	Port. First Floor	01-Jun-25	881.55	R250.13	R26.31	R3.56		R280.00	
Boundary Terraces	1 Mariendahl Road	Newlands	Commercial	Third Floor	Port. Third Floor	01-Jun-25	651.45	R250.13	R26.31	R3.56		R280.00	

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Northgate Park	Section Street	Paarden Eiland	Commercial	Building 1, First Floor	A23	Immediately	114.00	R125.00	R11.77	R136.77	Strict Viewing Arrangements
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 3, First Floor	Unit C1	Immediately	859.58	R125.00	R11.77	R136.77	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block C	Second Floor, Unit 12	Immediately	143.00	R120.00	R12.88	R132.88	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block D	Second Floor, Unit 5b	Immediately	375.89	R105.00	R12.88	R117.88	
The View - Tygervalley	43 Old Oak Road	Tygervalley	Commercial	6th Floor	Unit 610	1 Months' Notice	72.59	R185/m ² incl. Rates & CID Levy but excl. VAT & Parking			Strict Viewing Arrangements
The View - Tygervalley	43 Old Oak Road	Tygervalley	Commercial	6th Floor	Unit 612	Immediately	46.96	R185/m ² incl. Rates & CID Levy but excl. VAT & Parking			Contact Angela
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Unit 4, Ground Floor	TBC	133.00	R135/m ² incl. Rates, CID & BC levies but excl. VAT			CAN BE JOINED TO 1 459.50m ² Reinstatement Required
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Unit 6a, Ground Floor	TBC	89.00	R135/m ² incl. Rates, CID & BC levies but excl. VAT			
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Unit 6b, Ground Floor	TBC	44.00	R135/m ² incl. Rates, CID & BC levies but excl. VAT			
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Unit 6c, Ground Floor	TBC	31.00	R135/m ² incl. Rates, CID & BC levies but excl. VAT			
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Unit 6d, Ground Floor	TBC	33.00	R135/m ² incl. Rates, CID & BC levies but excl. VAT			
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Unit 6e, Ground Floor	TBC	44.00	R135/m ² incl. Rates, CID & BC levies but excl. VAT			
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Unit 7b, Ground Floor	TBC	55.00	R135/m ² incl. Rates, CID & BC levies but excl. VAT			
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Unit 9a, Ground Floor	TBC	343.00	R135/m ² incl. Rates, CID & BC levies but excl. VAT			
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Unit 9b, Ground Floor	TBC	687.50	R135/m ² incl. Rates, CID & BC levies but excl. VAT			

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SPEAR
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Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Sect.26, First Floor	Immediately	126.00	R135/m ² incl. Rates, CID & BC levies but excl. VAT	
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Sect. 4 Ground Floor	Immediately	1500.00	R100/m ² incl. Rates, CID & BC levies but excl. VAT	Consists of Yard, Warehouse, Showroom and Office. Access via Pickwick. Subdivisible
Waterside Place	South Gate Tyger Waterfront, Carl Cronje Drive	Tygervalley	Commercial	3rd Floor	Unit 30A	Immediately	407.18	R170/m ² incl. Rates & CID Levy but excl. VAT & Parking	Contact Angela
Waterside Place	South Gate Tyger Waterfront, Carl Cronje Drive	Tygervalley	Commercial	4th Floor	Unit 40A/40M	Immediately	488.91		

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INDUSTRIAL VACANCY SCHEDULE

APRIL 2025

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
28 Marine	28 Marine Drive	Paarden Eiland	Warehouse & Yard	Ground Floor	Unit 7, F/Court 3, Yard 4	Immediately	571.08	R75.00	R6.68	R0.52	R82.20	Made up of: Unit - 255.17m ² ; F/Court - 78.21m ² ; Yard - 237.70m ²
Blackheath Park	Range Road	Blackheath	Warehouse	First Floor	Unit 20A - E	Immediately	339.00	R39.00	R3.28	R0.32	R42.60	
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP60 - 65	01-Sep-25	4,171.34	R80.00	R4.68		R84.68	Strict Viewing Arrangements Docking bay & Great height
Mega Park	Peter Barlow	Bellville South	Offices	Two Levels	MP114A	Immediately	1,024.55	R60.00	R4.68		R64.68	Ideal for offices or training centre
Steelpark	11 Robert Sobukwe Road	Bellville South	Warehouse	Ground Floor	Unit A1	01-Jun-25	1,179.75	R75.98	R4.02		R80.00	Contact Angela
The Island	11 Milner Street	Paarden Eiland	Yard	Ground Floor	Yard 03	Immediately	75.00	R30.00	R9.37	R0.73	R40.10	
The Island	11 Milner Street	Paarden Eiland	Yard	Ground Floor	Yard 05	Immediately	35.00	R30.00	R9.37	R0.73	R40.10	
The Island	11 Milner Street	Paarden Eiland	Container	Ground Floor	C04	Immediately	Container	R2 600.00 incl. Rates & CID Levy but excl. VAT			Suitable for self-storage	
The Island	11 Milner Street	Paarden Eiland	Container	Ground Floor	C05	Immediately	Container	R2 600.00 incl. Rates & CID Levy but excl. VAT				
The Island	11 Milner Street	Paarden Eiland	Container	Ground Floor	C07	Immediately	Container	R2 600.00 incl. Rates & CID Levy but excl. VAT				
Viking Park	Cnr Viking way and Showground ave	Epping	Warehouse	Ground Floor	C6	Immediately	235.00	R95.00	R10.06	R1.13	R106.19	
Viking Park	Cnr Viking way and Showground ave	Epping	Warehouse & Offices	Ground Floor	C1011	Immediately	410.49	R95.00	R10.06	R1.13	R106.19	

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RETAIL VACANCY SCHEDULE

APRIL 2025

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	Retail	Ground Floor	Shop 11	Immediately	43.00	R175.00	R19.07	R3.68		R197.75	
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 11	01-Jun-25	87.00	R185.00	R12.88			R197.88	Strict Viewing Arrangements
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block D, Ground Floor	Shop 1	Immediately	675.00	R165.00	R12.88			R177.88	PRIME LOCATION
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block I, Ground Floor	Shop 1A	Immediately	184.00	R185.00	R12.88			R197.88	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
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	
Viking Park	Cnr Viking way and Showground ave	Epping	Retail	Ground Floor	Shop B1	01-Jun-25	584.00	R250.00	R10.06	R1.13		R261.19	Strict Viewing Arrangements

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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 and parking 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, 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 2 (two) years or more, 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.