

COMMERCIAL VACANCY SCHEDULE

JULY 2025

Building	Address	Suburb	Type	Descr.	Premises	Available	Size m²	Net Rental/m²	Rates /m²	CID Levy /m²	Other Levies /m²	Gross Rental/m²	Comment
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	R196.63	R16.83		R6.54	R220.00	SUB-DIVISIBLE
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	CAN BE JOINED TO 669m²
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	
9 Long Street	9 Long Street	Cape Town	Commercial	Third Floor	Unit 301	By Arrangement	153.50	R148.15	R14.13	R2.72		R165.00	Contact Angela
28 Marine	28 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 4	Immediately	18.00	R2 000.00 incl. Rates, CID levy but excl. VAT					SEA VIEWS
28 Marine	28 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 5	Immediately	57.00	R5 700.00 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					
28 Marine	28 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 12	Immediately	73.00	R7 200.00 incl. Rates, CID levy but excl. VAT					Strict Viewing Arrangements
34 Marine	34 Marine Drive	Paarden Eiland	Commercial	First Floor	Zone B1	Immediately	59.87	R60.00	R6.24	R0.48		R66.72	CAN BE JOINED TO 177.94m²
34 Marine	34 Marine Drive	Paarden Eiland	Commercial	First Floor	Zone B1a	Immediately	118.07	R60.00	R6.24	R0.48		R66.72	
34 Marine	34 Marine Drive	Paarden Eiland	Commercial	First Floor	Zone B2	Immediately	183.54	R60.00	R6.24	R0.48		R66.72	
Boundary Terraces	1 Mariendahl Road	Newlands	Commercial	First Floor	Port. First Floor	Immediately	881.55	R250.13	R26.31	R3.56		R280.00	Contact Angela
Boundary Terraces	1 Mariendahl Road	Newlands	Commercial	Third Floor	Port. Third Floor	Immediately	651.45	R250.13	R26.31	R3.56		R280.00	
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 1, First Floor	A23	Immediately	114.00	R138.23	R11.77			R150.00	
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 2, First Floor	C2/115	01-Sep-25	348.24	R190/m² incl. Rates & Levies but excl. VAT					Strict Viewing Arrangements
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 2, Second Floor	D3/201	01-Jan-26	3000.00						
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 3, First Floor	Unit C1	Immediately	859.58	R138.23	R11.77			R150.00	
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 - Tygervally	43 Old Oak Road	Tygervally	Commercial	6th Floor	Unit 610	1 Months' Notice	72.59	R195/m² incl. Rates & CID Levy but excl. VAT					Contact Angela
The View - Tygervally	43 Old Oak Road	Tygervally	Commercial	6th Floor	Unit 614	Immediately	94.69						
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block, Sect.8	Unit 4, Ground Floor	Immediately	133.00	R135/m² incl. Rates, CID & BC levies but excl. VAT					
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block, Sect.8	Unit 6, Ground Floor	Immediately	241.00	R135/m² incl. Rates, CID & BC levies but excl. VAT					
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block, Sect.8	Unit 7b, Ground Floor	Immediately	55.00	R135/m² incl. Rates, CID & BC levies but excl. VAT					

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



SPEAR
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Switchboard – 021 286 2700

Kaylah Van Der Merwe – 084 254 5311
kaylah@spearprop.co.za

James Bylos – 083 254 1213
james@spearprop.co.za

Angela Efendakis – 072 274 4228
angela@spearprop.co.za

www.spearprop.co.za

Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block, Sect.8	Unit 9a, Ground Floor	Immediately	343.00	R135/m² incl. Rates, CID & BC levies but excl. VAT				
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block, Sect.8	Unit 9b, Ground Floor	Immediately	687.50	R135/m² incl. Rates, CID & BC levies but excl. VAT				
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Sect. 12, Ground Floor	Immediately	233.00	R135/m² incl. Rates, CID & BC levies but excl. VAT				CAN BE SPLIT TO 120m² & 113m²
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block	Sect.26, First Floor	Immediately	126.00	R135/m² 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/m² 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 A8	Immediately	156.24	R60.00	R10.06	R1.13		R71.19
Waterside Place	South Gate Tyger Waterfront, Carl Cronje Drive	Tyger Valley	Commercial	4th Floor	Unit 40A/40M	Immediately	488.91	R170/m² incl. Rates, CID & BC levies but excl. VAT				UNDER OFFER

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INDUSTRIAL VACANCY SCHEDULE

JULY 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	1 Months' Notice	571.08	R75.00	R6.68	R0.52	R82.20	Made up of: Unit - 255.17m ² ; F/Court - 78.21m ²	
Blackheath Park	Cnr Station & Range Roads	Blackheath	Warehouse	Ground Floor	Unit 6B	Immediately	136.00	R60.00	R3.32	R0.32	R63.64	Viewing by Arrangement	
Blackheath Park	Cnr Station & Range Roads	Blackheath	Warehouse	Ground Floor	Unit 9E	01-Sep-25	189.00	R60.00	R3.32	R0.32	R63.64		
Blackheath Park	Cnr Station & Range Roads	Blackheath	Yard	Ground Floor	Yard B	Immediately	1,500.00	R20.00	R3.32	R0.32	R23.64		
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP35	01-Aug-25	327.02	R70.00	R4.68		R74.68		
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP70	01-Aug-25	90.92	R60.00	R4.68		R64.68		
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP71	Immediately	49.09	R4 000.00 incl. Rates but excl. VAT					
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP60 - 65	01-Sep-25	4,171.34	R80.00	R4.68		R84.68	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 training centre	
The Island	11 Milner Street	Paarden Eiland	Yard	Ground Floor	Yard 03	Immediately	75.00	R30.00	R9.37	R0.73	R40.10	Suitable for self-storage	
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	C05	Immediately	Container	R3 000.00 incl. Rates & CID Levy but excl. VAT					
The Island	11 Milner Street	Paarden Eiland	Container	Ground Floor	C07	Immediately	Container						
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

Switchboard – 021 286 270

Kaylah Van Der Merwe – 084 254 531
kaylah@spearprop.co.z

James Bylos – 083 254 121
james@spearprop.co.z

Angela Efendakis – 072 274 422
angela@spearprop.co.z

www.spearprop.co.z

JULY 2025

Building	Address	Suburb	Type	Descr.	Premises	Available	Size m²	Net Rental /m²	Rates /m²	CID Levy /m²	Other Levies /m²	Gross Rental/m²	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 2 & 3	Immediately	35.00	R7 500.00 incl. Rates but excl. VAT					
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 226.05m² & 148.71m²
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	Immediately	584.00	R250.00	R10.06	R1.13		R261.19	

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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.