



SPEAR
REIT LIMITED

COMMERCIAL VACANCY SCHEDULE

Switchboard – 021 286 2700

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

James Bylos – 083 254 1213
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Angela Efendakis – 072 274 4228
angela@spearprop.co.za

www.spearprop.co.za

JULY 2026

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	Commercial	7th Floor	7th Floor	Immediately	985.00	R160.28	R20.59	R4.13		R185.00	
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	62.00	R160.28	R20.59	R4.13		R185.00	
2 Long Street	2 Long Street	Cape Town	Commercial	11th Floor	11th Floor	By Arrangement	93.00	R160.28	R20.59	R4.13		R185.00	
2 Long Street	2 Long Street	Cape Town	Commercial	12th Floor	12th Floor	Immediately	243.00	R160.28	R20.59	R4.13		R185.00	Can be joined to 363m²
2 Long Street	2 Long Street	Cape Town	Commercial	12th Floor	12th Floor	Immediately	120.00	R160.28	R20.59	R4.13		R185.00	
2 Long Street	2 Long Street	Cape Town	Commercial	13th Floor	13th Floor	01-Sep-26	717.00	R160.28	R20.59	R4.13		R185.00	Viewing by Arrangement
2 Long Street	2 Long Street	Cape Town	Commercial	16th Floor	16th Floor	Immediately	798.88	R225.28	R20.59	R4.13		R250.00	Semi Furnished
2 Long Street	2 Long Street	Cape Town	Commercial	21st Floor	21st Floor	Immediately	676.90	R190.28	R20.59	R4.13		R215.00	
2 Long Street	2 Long Street	Cape Town	Commercial	22nd Floor	22nd Floor	1 Months' Notice	542.00	R225.28	R20.59	R4.13		R250.00	
9 Long Street	9 Long Street	Cape Town	Commercial	First Floor	First Floor	By Arrangement	1468.49	R155.62	R16.32	R3.06		R175.00	Full Floor Plate Contact Angela
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					
34 Marine	34 Marine Drive	Paarden Eiland	Commercial	First Floor	Zone J	Immediately	176.56	R95.00	R6.74	R0.51		R102.25	Sea Views
34 Marine	34 Marine Drive	Paarden Eiland	Commercial	First Floor	Zone B2	Immediately	183.54	R60.00	R6.74	R0.51		R67.25	
Bloemhof Building	112 Edward Street	Tygervalley	Commercial	Second Floor	Office 2	Immediately	840.20	R149.34	R17.70	R2.96		R170.00	
Bloemhof Building	112 Edward Street	Tygervalley	Commercial	Fourth Floor	Office 4A	By Arrangement	562.42	R149.34	R17.70	R2.96		R170.00	
Boundary Terraces	1 Mariendahl Road	Newlands	Commercial	First Floor, Slade House	Port. Of First Floor	Immediately	415.31	R243.71	R32.42	R3.87		R280.00	Contact Angela
Boundary Terraces	1 Mariendahl Road	Newlands	Commercial	First Floor, Mill House	Port. Of First Floor	By Arrangement	310.52	R243.71	R32.42	R3.87		R280.00	
Consani Industrial Park	29 Epping Avenue	Elsies River Industria	Commercial	First Floor	First Floor	Immediately	620.55	R76.85	R2.53	R0.62		R80.00	Contact James
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 1, Ground Floor	A5	01-Aug-26	132.00	R165.00	R12.73			R177.73	
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 2, First Floor	C7/105	Immediately	175.00	R165.00	R12.73			R177.73	Contact James / Angela
Northgate Park	Section Street	Paarden Eiland	Commercial	Building 2, Second Floor	D3/201	Immediately	3000.00	R170/m² incl. Rates & Levies but excl. VAT					
Omni Park	102 Edward Street	Tygervalley	Commercial	First Floor	Unit 1001	Immediately	390.30	R120.00	R13.97	R2.33		R136.30	
Omni Park	102 Edward Street	Tygervalley	Commercial	Second Floor	Unit 201 & 202	By Arrangement	603.70	R120.00	R13.97	R2.33		R136.30	Contact Angela
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block C	First Floor, Unit 4	01-Oct-26	158.00	R141.10	R13.90			R155.00	Viewings on Tuesdays & Fridays by arrangement
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block C	Second Floor, Unit 11	Immediately	149.20	R141.10	R13.90			R155.00	

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



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Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block D	First Floor, Unit 1, 2 & 3	1 Months' Notice	1095.00	R151.10	R13.90			R165.00	Viewing by Arrangement	
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						Can be joined to 584m²
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 9a, Ground Floor	Immediately	343.00	R135/m² incl. Rates, CID & BC levies but excl. VAT						
Viking Park	Cnr Viking way and Showground ave	Epping	Commercial	First Floor	Office A3	Immediately	106.00	R65.00	R10.86	R1.21		R77.07		
Viking Park	Cnr Viking way and Showground ave	Epping	Commercial	First Floor	Office A4	Immediately	146.83	R65.00	R10.86	R1.21		R77.07		

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INDUSTRIAL VACANCY SCHEDULE

JULY 2026

Building	Address	Suburb	Type	Descr.	Premises	Available	Size m²	Net Rental /m²	Rates /m²	CID Levy /m²	Gross Rental/m²	Comment	
28 Marine	28 Marine Drive	Paarden Eiland	Warehouse & Yard	Ground Floor	Unit 7, F/Court 3, Yard 4	Immediately	571.08	R75.00	R7.22	R0.55	R82.77	Made up of: Unit - 255.17m² ; F/Court - 78.21m² ; Yard - 237.70m²	
Consani Industrial Park	29 Epping Avenue	Elsies River Industria	Warehouse	Ground Floor	Office 1	01-Sep-26	93.00	R96.85	R2.53	R0.62	R100.00	UNDER OFFER	
Consani Industrial Park	29 Epping Avenue	Elsies River Industria	Warehouse	Ground Floor	Block B3	01-Aug-26	230.00	R83.85	R2.53	R0.62	R87.00	Contact James	
Consani Industrial Park	29 Epping Avenue	Elsies River Industria	Warehouse	Ground Floor	Unit 9I	01-Nov-26	1,500.00	R83.85	R2.53	R0.62	R87.00		
Consani Industrial Park	29 Epping Avenue	Elsies River Industria	Yard	Ground Floor	Yard	01-Aug-26	1,000.00	R38.85	R2.53	R0.62	R42.00	Fenced off yard	
Consani Industrial Park	29 Epping Avenue	Elsies River Industria	Yard / Parking	Ground Floor	Yard / Parking	Immediately	Up to 600m²	R38.85	R2.53	R0.62	R42.00	Yard or Parking available. 100m² - 600m²	
Freeway Business Park	C/O Upper Camp & Berkley Roads	Maitland	Light Industrial	Ground Floor	Unit 41	01-Aug-26	133.26	R135/m² excl. VAT				Contact Angela	
Freeway Business Park	C/O Upper Camp & Berkley Roads	Maitland	Light Industrial	Ground Floor	Unit 45	01-Sep-26	236.19	R135/m² excl. VAT					
Freeway Business Park	C/O Upper Camp & Berkley Roads	Maitland	Light Industrial	Ground Floor	Unit 57	01-Oct-26	92.71	R135/m² excl. VAT					
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP15	01-Oct-26	127.52	R75.11	R4.89		R80.00	Strict Viewing Arrangements	
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP20	01-Jan-27	2,804.86	R70.11	R4.89		R75.00	Asbestos roof. Viewing by arrangement	
Mega Park	Peter Barlow	Bellville South	Offices	Two Levels	MP114A	Immediately	1,024.55	R60.11	R4.89		R65.00	Ideal for training centre	
The Island	11 Milner Street	Paarden Eiland	Storage	Ground Floor	Container	01-Aug-26	Container C01	R2 850.00 excl. VAT				Perfect for storage	
The Island	11 Milner Street	Paarden Eiland	Yard	Ground Floor	Yard 03	Immediately	75.00	R29.12	R10.11	R0.77	R40.00		
The Island	11 Milner Street	Paarden Eiland	Yard	Ground Floor	Yard 05	Immediately	35.00	R29.12	R10.11	R0.77	R40.00		
The Studios	Contermanskloof Drive	Durbanville	Warehouse	Ground Floor	Unit 5	By Arrangement	697.92	R97.86	R7.14		R105.00	Contact Angela	
The Studios	Contermanskloof Drive	Durbanville	Warehouse	Ground Floor	Unit 12	01-Sep-26	539.04	R87.86	R7.14		R95.00		
The Studios	Contermanskloof Drive	Durbanville	Warehouse	Ground Floor	Unit 14	Immediately	1,054.22	R87.86	R7.14		R95.00		

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JULY 2026

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78 on Edward	78 Edward Street	Tygervalley	Retail	Ground Floor	Shop 5	Immediately	115.00	R253.62	R18.32	R3.06		R275.00	Contact Angela
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block B, Ground Floor	Shop 11	01-Sep-26	87.00	R186.10	R13.90			R200.00	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block C, Ground Floor	Shop 2	Immediately	36.00	R10 000.00 incl. Rates but excl. VAT					
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block J, Ground Floor	Shop 1	Immediately	455.00	R236.10	R13.90			R250.00	Prime Location. Signage Opportunity
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block J, Ground Floor	Shop 14a	1 Months' Notice	112.52	R186.10	R13.90			R200.00	

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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.