SPEAR REIT LIMITED

Switchboard – 021 286 2700

Kaylah Van Der Merwe – 084 254 5311
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COMMERCIAL VACANCY SCHEDULE

NOVEMBER 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
No.1 Waterhouse	Century Boulevard	Century City	Commercial	Block 3, First Floor	Unit FF-03	By Arrangement	885.97	R243.88	R39.11		R7.01	R290.00	Contact Angela
2 Estuaries	Century Boulevard	Century City	Commercial	Whole Building	Whole Building	By Arrangement	3816.48	R250.91	R28.53		R5.56	R285.00	Contact James / Angela
2 Long Street	2 Long Street	Cape Town	Commercial	7th Floor	7th Floor	Immediately	920.23	R159.30	R21.33	R4.37		R185.00	
2 Long Street	2 Long Street	Cape Town	Commercial	8th Floor	8th Floor	Immediately	81.39	R159.30	R21.33	R4.37		R185.00	Can be joined to 172.44m² Viewing by Arrangement
2 Long Street	2 Long Street	Cape Town	Commercial	8th Floor	8th Floor	Immediately	91.05	R159.30	R21.33	R4.37		R185.00	
2 Long Street	2 Long Street	Cape Town	Commercial	9th Floor	9th Floor	Immediately	62.00	R159.30	R21.33	R4.37		R185.00	
2 Long Street	2 Long Street	Cape Town	Commercial	11th Floor	11th Floor	Immediately	521.05	R159.30	R21.33	R4.37		R185.00	Can be joined 614.05m²
2 Long Street	2 Long Street	Cape Town	Commercial	11th Floor	11th Floor	Immediately	93.00	R159.30	R21.33	R4.37		R185.00	
2 Long Street	2 Long Street	Cape Town	Commercial	12th Floor	12th Floor	Immediately	243.00	R159.30	R21.33	R4.37		R185.00	Can be joined to 363m²
2 Long Street	2 Long Street	Cape Town	Commercial	12th Floor	12th Floor	Immediately	120.00	R159.30	R21.33	R4.37		R185.00	
2 Long Street	2 Long Street	Cape Town	Commercial	13th Floor	13th Floor	TBC	717.00	R159.30	R21.33	R4.37		R185.00	Viewing by Arrangement
2 Long Street	2 Long Street	Cape Town	Commercial	21st Floor	21st Floor	Immediately	676.90	R189.30	R21.33	R4.37		R215.00	
2 Long Street	2 Long Street	Cape Town	Commercial	22nd Floor	22nd Floor	1 Months' Notice	542.00	R224.30	R21.33	R4.37		R250.00	Viewing by Arrangement
9 Long Street	9 Long Street	Cape Town	Commercial	First Floor	First Floor	By Arrangement	1468.49	R154.24	R17.23	R3.53		R175.00	Full Floor Plate Contact Angela
9 Long Street	9 Long Street	Cape Town	Commercial	Third Floor	301/309	By Arrangement	101.43	R164.24	R17.23	R3.53		R185.00	Contact Angela
28 Marine	28 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 9	Immediately	88.00	R8 500.00 incl. Rates and CID levies					
28 Marine	28 Marine Drive	Paarden Eiland	Commercial	First Floor	Office 12	Immediately	73.00	R7 200.00 incl. Rates and CID levies					
30 Marine	30 Marine Drive	Paarden Eiland	Commercial	Ground & First Floor	Office 6	Immediately	582.00	R60.00	R8.11	R0.56		R68.67	Open Plan with Sea Views. Perfect for offices, light industrial or showroom.
34 Marine	34 Marine Drive	Paarden Eiland	Commercial	First Floor	Zone B2	Immediately	183.54	R60.00	R8.11	R0.56		R68.67	
Bloemhof Building	112 Edward Street	Tygervalley	Commercial	Third Floor	Third Floor	By Arrangement	858.24	R155.75	R16.60	R2.65		R175.00	Contact Angela
Boundary Terraces	1 Mariendahl Road	Newlands	Commercial	First Floor, Mill House	Port. Of First Floor	By Arrangement	310.52	R246.79	R29.85	R3.36		R280.00	Contact Angela
Consani Industrial Park	29 Epping Avenue	Elsies River Industria	Commercial	First Floor	First Floor	Immediately	620.55	R76.84	R2.54	R0.62		R80.00	Contact James
Omni Park	102 Edward Street	Tygervalley	Commercial	First Floor	Unit 1001	Immediately	390.30	R95/m² incl. Rates and CID levies					Contact Angela
Omni Park	102 Edward Street	Tygervalley	Commercial	Second Floor	Unit 201 & 202	By Arrangement	603.70	R95/m² incl. Rates and CID levies					
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Commercial	Block D	First Floor, Unit 1, 2 & 3	1 Months' Notice	1095.00	R148.96	R16.04			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					
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					

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

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Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block, Sect.8	Unit 7A, Ground Floor	01-May-27	112.00	R135/m² incl. Rates, CID & BC levies					Viewing by Arrangement Can be joined to 763m²
Upper East Side	32 Brickfield Road	Woodstock	Commercial	North Block, Sect.8	Unit 7C, Ground Floor	01-May-27	197.00	R135/m² incl. Rates, CID & BC levies					
Upper East Side	33 Brickfield Road	Woodstock	Commercial	North Block, Sect.8	Units 8A & 8B, Ground Floor	01-May-27	454.00	R135/m² incl. Rates, CID & BC levies					
Upper East Side	31 Brickfield Road	Woodstock	Commercial	North Block, Sect. 12	Units 12A & B, Ground Floor	01-Jan-27	233.00	R135/m² incl. Rates, CID & BC levies					Viewing by Arrangement
Viking Park	Cnr Viking way and Showground ave	Epping	Commercial	First Floor	Office A4	Immediately	146.83	R65.00	R12.48	R1.15		R78.63	
Watergate Centre	Watergate Boulevard	Mitchell's Plain	Commercial	Block K, First Floor	Office 4	Immediately	8.00	R4 000.00 incl. Rates					
Watergate Centre	Watergate Boulevard	Mitchell's Plain	Commercial	Block K, First Floor	Office 5	Immediately	8.00	R4 000.00 incl. Rates					
Watergate Centre	Watergate Boulevard	Mitchell's Plain	Commercial	Block K, First Floor	Office 7 & 8	Immediately	20.00	R8 500.00 incl. Rates					
Watergate Centre	Watergate Boulevard	Mitchell's Plain	Commercial	Block K, First Floor	Office 10	Immediately	5.00	R3 000.00 incl. Rates					
Watergate Centre	Watergate Boulevard	Mitchell's Plain	Commercial	Block K, First Floor	Office 15	Immediately	10.00	R5 000.00 incl. Rates					
Waterside Place	Carl Cronje Drive	Tygervalley	Commercial	First Floor	First Floor	Immediately	683.60	R178.04	R16.96			R195.00	Contact Angela

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INDUSTRIAL VACANCY SCHEDULE

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NOVEMBER 2026

Building	Address	Suburb	Type	Descr.	Premises	Available	Size m²	Net Rental /m²	Rates /m²	CID Levy /m²	Gross Rental/m²	Comment
1 Paarden Eiland	1 Paarden Eiland	Paarden Eiland	Office, Warehouse & Yard	Ground Floor & Mezzanine	WH3, MZ4, Yard 2	01-Dec-26	946.20	R57.35	R7.16	R0.49	R65.00	Made up of: WH - 490.50m² ; MZ - 221.70m² & Yard - 234m² Contact Kaylah for access
28 Marine	28 Marine Drive	Paarden Eiland	Warehouse & Yard	Ground Floor	Unit 7, F/Court 3, Yard 4	Immediately	571.08	R75.00	R8.11	R0.56	R83.67	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	Unit B3	01-Dec-26	150.00	R83.84	R2.54	R0.62	R87.00	Contact James
Consani Industrial Park	29 Epping Avenue	Elsies River Industria	Warehouse	Ground Floor	Unit 9I	01-Feb-27	1,505.00	R71.84	R2.54	R0.62	R75.00	
Consani Industrial Park	29 Epping Avenue	Elsies River Industria	Yard	Ground Floor	Yard	1 Months' Notice	1,000.00	R38.84	R2.54	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 800m²	R38.84	R2.54	R0.62	R42.00	Yard or Parking available. 100m² -800m² (8 Truck Bays)
Freeway Business Park	C/O Upper Camp & Berkley Roads	Maitland	Light Industrial	Ground Floor	Unit 32	By Arrangement	86.30	R135/m² incl. Rates				**UNDER OFFER**
Mega Park	Peter Barlow	Bellville South	Warehouse	Ground Floor	MP20	01-Jan-27	2,804.86	R69.34	R5.66		R75.00	Viewing by arrangement
The Island	11 Milner Street	Paarden Eiland	Storage	Ground Floor	Container	Immediately	Container C01	R2 850.00 incl Rates and CID levies				Perfect for storage
The Island	11 Milner Street	Paarden Eiland	Yard	Ground Floor	Yard 03	Immediately	75.00	R27.76	R11.45	R0.79	R40.00	
The Island	11 Milner Street	Paarden Eiland	Yard	Ground Floor	Yard 05	Immediately	35.00	R27.76	R11.45	R0.79	R40.00	
The Studios	Contermanskloof Drive	Durbanville	Warehouse	Ground Floor	Unit 14	By Arrangement	1,054.22	R85.31	R9.69		R95.00	

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RETAIL VACANCY SCHEDULE

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NOVEMBER 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
28 Marine	28 Marine Drive	Paarden Eiland	Retail	Ground Floor	Unit 3	1 Weeks' Notice	482.00	R150.00	R8.11	R0.56		R158.67	**Strict Viewing Arrangements Contact Kaylah**
Maynard Mall	Cnr Main & Wetton Rds	Wynberg	Retail	Third Floor	Shop 44A	1 Weeks' Notice	25.00	R7 500.00 incl. Rates and CID levies					**Contact Kaylah**
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block B, Ground Floor	Shop 10	1 Months' Notice	85.00	R183.96	R16.04			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					
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block J, Ground Floor	Shop 1	Immediately	455.00	R233.96	R16.04			R250.00	
Sable Square	Cnr Bosmansdam Rd & Ratanga Rd	Milnerton	Retail	Block J, Ground Floor	Shop 14a	1 Months' Notice	112.52	R183.96	R16.04			R200.00	
Watergate Centre	Watergate Boulevard	Mitchells Plain	Retail	Block J, Ground Floor	Shop J1	Immediately	507.00	R148.03	R41.97			R190.00	Perfect for a fitment centre or destination retail

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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 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.