

FEBRUARY 2017 VACANCY SCHEDULE



(011) 727 3600
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*** New Tenant Installation Breakdown – Base Building includes aircon, ceilings and lighting**

NEW DEVELOPMENTS

KATHERINE & WEST (Corner Katherine Road & West Street, Sandton)

Premises	Rentable Area (Incl. Assessment Rates)	Basement Parking	Covered Parking	Open Parking	Storage	Balcony / Terrace	Installation Allowance	Occupation For Fitout
Unit 1B	424.6m ² x R199.00	14 x R950.00	-	-	37.2m ² x R80.00	-	Installation Completed	Immediate
Unit 44	1,254.7m ² x R189.00	43 x R950.00 7 are tandem bays	-	-	26.7m ² x R80.00	-	R 650/m ² *	Immediate

Unit 44 will be considered for sale at a price of R 37,876,000.00 plus VAT (1,114m² sectional title area).

THE CROSSING (370 Main Road, Bryanston)

Premises	Rentable Area	Assessment Rates (Estimated)	Basement Parking	Covered Parking	Open Parking	Storage	Balcony / Terrace	Installation Allowance	Occupation For Fitout
Ground Floor Suite G3	±121m ² x R159.00	±121m ² x R16.00	5 x R650.00	-	2 x R450.00	±6m ² x R70.00	-	R 650/m ² *	Immediate
First Floor Suite F1	±432m ² x R159.00	±432m ² x R16.00	16 x R650.00	-	5 x R450.00	±14m ² x R70.00	-	R 650/m ² *	Immediate
First Floor Suite F2	±597m ² x R159.00	±597m ² x R16.00	22 x R650.00	-	8 x R450.00	±21m ² x R70.00	-	R 650/m ² *	Immediate
First Floor Suite F3	±362m ² x R159.00	±362m ² x R16.00	14 x R650.00	-	4 x R450.00	-	-	R 650/m ² *	Immediate
First Floor Suite F4	±249m ² x R159.00	±249m ² x R16.00	9 x R650.00	-	4 x R450.00	±3m ² x R70.00	-	R 650/m ² *	Immediate
First Floor (Entire Floor)	±1,715m ² x R153.00	±1,715m ² x R16.00	62 x R650.00	-	20 x R450.00	±25m ² x R70.00	-	R 650/m ² *	Immediate

WAVERLEY OFFICE PARK 2 (Scott Street, Bramley)

Premises	Rentable Area	Assessment Rates (Estimated)	Basement Parking	Covered Parking	Open Parking	Storage	Balcony / Terrace	Installation Allowance	Occupation For Fitout
Building 1	±3,351m ² x R133.00	±3,351m ² x R16.00	68 x R650.00	50 x R550.00	57 x R450.00	±23m ² x R70.00	±201m ² x R70.00	R 650/m ² *	Immediate
Building 2	±2,123m ² x R133.00	±2,123m ² x R16.00	26 x R650.00	42 x R550.00	41 x R450.00	±27m ² x R70.00	±140m ² x R70.00	R 650/m ² *	Immediate
Building 1 (Sub divisible from 1,150m ²)	±1,156m ² x R133.00	±1,156m ² x R16.00	23 x R650.00	17 x R550.00	20 x R450.00	±9m ² x R70.00	-	R 650/m ² *	Immediate
Buildings can be sold individually at R 24,000.00/m ² excl. VAT									

108 OXFORD ROAD (108 Oxford Road, Cnr 14th Avenue, Houghton Estate)

Premises	Rentable Area	Assessment Rates (Estimated)	Basement Parking	Covered Parking	Open Parking	Storage	Balcony / Terrace	Installation Allowance	Occupation For Fitout
Entire Building	±4,486m ² x R175.00	±4,486m ² x R20.00	189 x R950.00	-	19 x R650.00	±116m ² x R70.00	±150m ² x R70.00	R 650/m ² *	1 April 2017

OXFORD & GLENHOVE - LEASE ONLY (114 & 116 Oxford Road, Houghton Estate)

Premises	Rentable Area	Contiguous Rentable Area	Assessment Rates (Estimated)	Basement Parking	Storage	Balcony / Terrace	Installation Allowance	Occupation For Fitout
Building 1								
Building 1 1 st Floor Suite 105	±873m ² x R210.00	±1,482m ² x R210.00	±873m ² x R25.00	34 x R1,050.00	±24m ² x R90.00	-	R 650/m ² *	1 June 2017
Building 1 1 st Floor Suite 106	±263m ² x R210.00		±263m ² x R25.00	10 x R1,050.00	±16m ² x R90.00	-	R 650/m ² *	1 June 2017
Building 1 1 st Floor Suite 107	±346m ² x R210.00		±346m ² x R25.00	13 x R1,050.00	±19m ² x R90.00	±21m ² x R90.00	R 650/m ² *	1 June 2017
Building 1 1 st Floor Suite 108	±333m ² x R210.00	±759m ² x R210.00	±333m ² x R25.00	13 x R1,050.00	±16m ² x R90.00	±11m ² x R90.00	R 650/m ² *	1 June 2017
Building 1 1 st Floor Suite 109	±426m ² x R210.00		±426m ² x R25.00	17 x 1,050.00	±16m ² x R90.00	-	R 650/m ² *	1 June 2017
Building 2								
Building 2 3 rd Floor Suite 214	±374m ² x R210.00	±741m ² x R210.00	±374m ² x R25.00	15 x R1,050.00	±25m ² x R90.00	-	R 650/m ² *	1 June 2017
Building 2 3 rd Floor Suite 215	±367m ² x R210.00		±367m ² x R25.00	15 x R1,050.00	±25m ² x R90.00	-	R 650/m ² *	1 June 2017
Building 2 3 rd Floor Suite 216	±191m ² x R210.00	±992m ² x R210.00	±191m ² x R25.00	8 x R1,050.00	±24m ² x R90.00	±13m ² x R90.00	R 650/m ² *	1 June 2017
Building 2 3 rd Floor Suite 217	±274m ² x R210.00		±274m ² x R25.00	12 x R1,050.00	±19m ² x R90.00	-	R 650/m ² *	1 June 2017
Building 2 3 rd Floor Suite 218-1	±313m ² x R210.00		±313m ² x R25.00	13 x R1,050.00	±24m ² x R90.00	±11m ² x R90.00	R 650/m ² *	1 June 2017
Building 2 3 rd Floor Suite 218-2	±214m ² x R210.00		±214m ² x R25.00	9 x R1,050.00	±24m ² x R90.00	-	R 650/m ² *	1 June 2017

Unless otherwise indicated, the amounts quoted above are Gross Rentals and exclude Assessment Rates, as indicated. All amounts shown are VAT Exclusive.

EXISTING STOCK

THE CRESCENT (31 Georgian Crescent East, Bryanston)

Premises	Rentable Area	Assessment Rates	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Refurbishment Allowance	Occupation
Western Portion 2 nd Floor	±648m ² x R133.29	±648m ² x R16.71	18 x R650.00	7 x R550.00	9x R400.00	-	-	Negotiable	Immediate
Short term lease (until 31 December 2017) - negotiable terms									

CULROSS ON MAIN (34 Culross Road, Bryanston)

Premises	Rentable Area	Assessment Rates	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Refurbishment Allowance	Occupation
Building 4	±1,090m ² x R139.00	±1,090m ² x R16.00 (Estimated)	22 x R600.00	12 x R500.00	20x R400.00	±88m ² x R70.00	±125m ² x R70.00	Negotiable	Immediate

COUNTRY CLUB ESTATE (21 Woodlands Drive, Woodmead)

Premises	Rentable Area	Assessment Rates	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Refurbishment Allowance	Occupation
Building D	±840m ² x R102.00	±840m ² x R16.00 (Estimated)	22 x R550.00	9 x R475.00	15x R400.00	±51m ² x R57.00	-	Negotiable	Immediate
Additional open parking bays have been created that aren't allocated to a specific building.					20x R400.00	15 Bays are currently leased to Building A. 5 bays are currently not leased at all.			
The building will be considered for sale at R 16,500.00/m ² excl. VAT									

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INTRODUCTION TERMS:

In order to ensure that an efficient introductory system operates, the following must be adhered to:-

- All introductions must be made in writing and acknowledged by us in writing.*
- As soon as possible thereafter it is the agents' responsibility to arrange a meeting between the client and ourselves. Unless we have met with the client within 30 (thirty) days of the introduction, the introduction will lapse.*

COMMISSION:

Lease commission will be calculated at 5% on the first 2 year's gross rentals (excluding assessment rates); 2,5% on the next 3 year's gross rentals (excluding assessment rates); 1,5% on the next 3 year's gross rentals (excluding assessment rates) and 1% on the balance (excluding assessment rates), plus Value Added Tax (this will be reduced where concessions have been negotiated by the Tenant or where the space being leased is over 1,000m²). Commission on sales will be by negotiation.

Payment of commission on new leases will be made after: (1) signature of the lease, (2) receipt by us of the lease security, (3) receipt by us of the first month's rent and (4) upon occupation of the premises by the tenant.

Payment on sales commission will be made on transfer of the property.

E&OE

FOR ALL LEASING & VACANCY ENQUIRIES PLEASE CONTACT:

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