

# JULY 2017 VACANCY SCHEDULE

**Barrow**

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**\* 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
Upper Ground Floor: Unit 1B	424.6m <sup>2</sup> x R199.00	14 x R950.00	-	-	37.2m <sup>2</sup> x R80.00	-	Installation Completed	Immediate
7th Floor: Unit 44a (Unit 44 Sub Division)	619.85m <sup>2</sup> x R189.00	21 x R950.00 4 bays are tandem bays	-	-	13m <sup>2</sup> x R80.00	-	R 650/m <sup>2</sup> *	Immediate
7th Floor: Unit 44b (Unit 44 Sub Division)	634.15m <sup>2</sup> x R189.00	22 x R950.00 3 bays are tandem bays	-	-	13.7m <sup>2</sup> x R80.00	-	R 650/m <sup>2</sup> *	Immediate
Unit 44 will be considered for sale at a price of R 37,876,000.00 plus VAT (1,114m <sup>2</sup> sectional title area).								

### 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 <sup>2</sup> x R133.00	±3,351m <sup>2</sup> x R16.00	68 x R650.00	50 x R550.00	57 x R450.00	±23m <sup>2</sup> x R70.00	±201m <sup>2</sup> x R70.00	R 650/m <sup>2</sup> *	Immediate
Building 2	±2,123m <sup>2</sup> x R133.00	±2,123m <sup>2</sup> x R16.00	26 x R650.00	42 x R550.00	41 x R450.00	±48m <sup>2</sup> x R70.00	±140m <sup>2</sup> x R70.00	R 650/m <sup>2</sup> *	Immediate
Building 1 (Sub divisible from 1,150m <sup>2</sup> )	±1,156m <sup>2</sup> x R133.00	±1,156m <sup>2</sup> x R16.00	23 x R650.00	17 x R550.00	20 x R450.00	±9m <sup>2</sup> x R70.00	-	R 650/m <sup>2</sup> *	Immediate
Buildings can be sold individually at R 24,000.00/m <sup>2</sup> excl. VAT									

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

# NEW DEVELOPMENTS

## 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
<b>Building 1</b>									
Building 1 1 <sup>st</sup> Floor: Suite 105	±873m <sup>2</sup> x R198.00	±1,482m <sup>2</sup> x R198.00	±873m <sup>2</sup> x R25.00	34 x R1,050.00		±24m <sup>2</sup> x R90.00	-	R 650/m <sup>2</sup> *	01-Jul-17
Building 1 1 <sup>st</sup> Floor: Suite 106	±263m <sup>2</sup> x R198.00		±263m <sup>2</sup> x R25.00	10 x R1,050.00		±16m <sup>2</sup> x R90.00	-	R 650/m <sup>2</sup> *	01-Jul-17
Building 1 1 <sup>st</sup> Floor: Suite 107	±346m <sup>2</sup> x R198.00		±346m <sup>2</sup> x R25.00	13 x R1,050.00		±19m <sup>2</sup> x R90.00	±21m <sup>2</sup> x R90.00	R 650/m <sup>2</sup> *	01-Jul-17
Building 1 1st Floor: Suite 109	±426m <sup>2</sup> x R198.00		±426m <sup>2</sup> x R25.00	17 X R1,050.00		±16m <sup>2</sup> x R90.00	-	R 650/m <sup>2</sup> *	01-Jul-17
<b>Building 2</b>									
Building 2 Ground Floor: Suite 201	±196m <sup>2</sup> x R198.00		±196m <sup>2</sup> x R25.00	8 x R1,050.00			±131m <sup>2</sup> x R90.00	R 650/m <sup>2</sup> *	01-Jul-17
Building 2 3 <sup>rd</sup> Floor: Suite 214	±374m <sup>2</sup> x R198.00	±741m <sup>2</sup> x R198.00	±374m <sup>2</sup> x R25.00	15 x R1,050.00		±25m <sup>2</sup> x R90.00	-	R 650/m <sup>2</sup> *	01-Jul-17
Building 2 3 <sup>rd</sup> Floor: Suite 215	±367m <sup>2</sup> x R198.00		±367m <sup>2</sup> x R25.00	15 x R1,050.00		±25m <sup>2</sup> x R90.00	-	R 650/m <sup>2</sup> *	01-Jul-17
Building 2 3rd Floor: Suite 216	±191m <sup>2</sup> x R198.00		±191m <sup>2</sup> x R25.00	8 x R1,050.00		±24m <sup>2</sup> x R90.00	±13m <sup>2</sup> x R90.00	R 650/m <sup>2</sup> *	01-Jul-17
Building 2 3 <sup>rd</sup> Floor: Suite 218-1	±313m <sup>2</sup> x R198.00		±313m <sup>2</sup> x R25.00	13 x R1,050.00		±24m <sup>2</sup> x R90.00	±11m <sup>2</sup> x R90.00	R 650/m <sup>2</sup> *	01-Jul-17

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## NEW DEVELOPMENTS

### OXFORD & GLENHOVE - SALES (114 & 116 Oxford Road, Houghton Estate) - Available 1 June 2017

Premises	Sectional Title Area	Rentable Area	Basement Parking Normal	Basement Parking Tandem	Basement Parking Premium	Storage	Balcony / Terrace	Sale Price Excl. VAT	Occupation For Fitout
Building 1 Second Floor: Suite 110	±930m <sup>2</sup>	±992m <sup>2</sup>	33	2	2	±54m <sup>2</sup>	-	R 30,667,875.00	01-Jul-17
Building 2 Ground Floor: Suite 204-01	±181m <sup>2</sup>	±195m <sup>2</sup>	7	-	1	-	±13m <sup>2</sup>	R 6,134,362.50	01-Jul-17
Building 2 Ground Floor: Suite 204-03	±131m <sup>2</sup>	±138m <sup>2</sup>	5	-	1	-	-	R 4,327,312.50	01-Jul-17
Building 2 Ground Floor: Suite 211-1	±130m <sup>2</sup>	±137m <sup>2</sup>	5	-	1	-	-	R 4,336,500.00	01-Jul-17

*The units above can be considered for lease as well, using the rental rates applicable in the Oxford & Glenhove Lease Only Schedule.*

## EXISTING STOCK

### 101 CENTRAL STREET (101 Central Street, Houghton)

Premises	Rentable Area	Assessment Rates (Estimated)	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Refurbishment Allowance	Occupation
Building 2	±1,463m <sup>2</sup> x R129.00	±1,463m <sup>2</sup> x R16.00	36 x R550.00	19 x R475.00	13x R400.00	±77m <sup>2</sup> x R57.00	-	Negotiable	01-Sep-17

### COUNTRY CLUB ESTATE (21 Woodlands Drive, Woodmead)

Premises	Rentable Area	Assessment Rates (Estimated)	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Refurbishment Allowance	Occupation
Building C	±840m <sup>2</sup> x R102.00	±840m <sup>2</sup> x R16.00	22 x R550.00	14 x R475.00	9 x R400.00	±53m <sup>2</sup> x R57.00	-	Negotiable	01-Feb-18
Additional open parking bays have been created that aren't allocated to specific buildings.					18 x R400.00				

The building will be considered for sale at R 16,500.00/m<sup>2</sup> excluding VAT of sectional title area. The building measures 890m<sup>2</sup> of sectional title area.

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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*

*Commission will be reduced where concessions have been negotiated by the Tenant or where the space being leased is over 1,000m<sup>2</sup>*

*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 physical 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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