

# November 2018 VACANCY SCHEDULE

**Barrow**

(011) 727 3600  
www.barrow.co.za

**\* Tenant Installation Breakdown - Base Building includes aircon, ceilings and lighting**

## NEW DEVELOPMENTS

### 18 GLENHOVE (Corner Glenhove & 8th Street, Houghton)

Premises	Rentable Area	Assessment Rates (Estimated)	Basement Parking	Covered Parking	Open Parking	Storage	Balcony / Terrace	Installation Allowance	Occupation For Fitout
18 GLENHOVE	±3568m <sup>2</sup> x R190.00	±3568m <sup>2</sup> x R25.00	146 x R1050.00	-	20 x R650.00	-	±100m <sup>2</sup> x R85.00	R 800/m <sup>2</sup> *	01-Oct-18

### Waverley Office Park-Phase 3 (14 Kelvin Road, Bramley)

Premises	Rentable Area	Assessment Rates (Estimated)	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Installation Allowance	Occupation For Fitout
Waverley Building 3	3438m <sup>2</sup> x R155.00	3438m <sup>2</sup> x R20.00	43 x R750.00	69 x R650	59 x R550.00	65m <sup>2</sup> x R75.00	158m <sup>2</sup> x R75.00	R800.00 per m <sup>2</sup>	15-Jan-19

# NEW DEVELOPMENTS

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

Premises	Rentable Area	Contiguous Rentable Area	Current Assessment Rates	Basement Parking		Storage	Balcony / Terrace	Installation Allowance	Occupation For Fitout
<b>Building 2</b>									
Building 2 Ground Floor: Suite 1	±196m <sup>2</sup> x R198.00		R7,800.80	8 x R1,050.00				R 650/m <sup>2</sup> *	Immediate
Building 2 1st Floor: Suite 14	±137m <sup>2</sup> x R198.00		R5,155.15	6 x R1,050.00				Installation Complete	Immediate
Building 2 3rd Floor: Suite 19	±374m <sup>2</sup> x R198.00	741m <sup>2</sup>	R13,641.31	15 x R1,050.00		±25m <sup>2</sup> x R90.00	-	R 650/m <sup>2</sup> *	Immediate
Building 2 3rd Floor: Suite 20	±367m <sup>2</sup> x R198.00		R13,799.93	15 x R1,050.00		±25m <sup>2</sup> x R90.00	-	R 650/m <sup>2</sup> *	Immediate

# NEW DEVELOPMENTS

## OXFORD & GLENHOVE - 3RD PARTY LEASE ONLY (114 & 116 Oxford Road, Houghton Estate)

Premises	Rentable Area	Current Assessment Rates	Basement Parking	Storage	Balcony / Terrace	Installation Allowance	Occupation For Fitout	Contact Details
<b>Building 1</b>								
Building 1 2nd Floor: Suite 11	±263m <sup>2</sup> x R198.00	R9,913.74	11 x R1,050.00	±16m <sup>2</sup> x R90.00	-	R 650/m <sup>2</sup> *	Immediate	Ryan Feinberg (011) 524 9700
Building 1 2nd Floor: Suite 12	±346m <sup>2</sup> x R198.00	R13,205.11	14 x R1,050.00		±21m <sup>2</sup> x R90.00	R 650/m <sup>2</sup> *	Immediate	Ryan Feinberg (011) 524 9700
<b>Building 2</b>								
Building 2 1st Floor: Suite 12	±193m <sup>2</sup> x R198.00	R7,336.17	8 x R1,050.00		±13m <sup>2</sup> x R90.00	R 650/m <sup>2</sup> *	Immediate	Farida Parsad (011) 325 4784
Building 2 1st Floor: Suite 15	±315m <sup>2</sup> x R198.00	R11,896.49	12 x R1,050.00	±19m <sup>2</sup> x R90.00	±11m <sup>2</sup> x R90.00	R 650/m <sup>2</sup> *	Immediate	Peter Raubenheimer (082) 655 2250

## EXISTING STOCK

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

Premises	Rentable Area	Assessment Rates	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Refurbishment Allowance	Occupation For Fitout
Building 2	±1,551m <sup>2</sup> x R134.00	±1,551m <sup>2</sup> x R26.34	36 x R550.00	19 x R475.00	13x R400.00	±77m <sup>2</sup> x R57.00	-	Negotiable	

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

Premises	Sectional Title Area	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Selling Price		Occupation
Building C - (For Sale Only)	890m <sup>2</sup> x R16 500	22	14	9	53m <sup>2</sup>	66.58m <sup>2</sup>	R14 685 000,00 Plus VAT		By Negotiation

### PARC NICOL (3001 William Nicol Drive, Bryanston)

Premises	Rentable Area	Assessment Rates	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Refurbishment Allowance	Occupation
Building 6 - (Ground Floor)	362.31m <sup>2</sup> x R114.00	362.31m <sup>2</sup> x R16.00	9 x R650	-	6 x R450	33.8m <sup>2</sup> x R60.00	-	Negotiable	Immediate

### PARC NICOL (3001 William Nicol Drive, Bryanston)

Premises	Rentable Area	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Selling Price		Occupation
Building 6 - (For Sale Only)	713.45m <sup>2</sup>	18	-	16	63.8m <sup>2</sup>	-	R12 842 100.00 Plus VAT		Immediate

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

Premises	Rentable Area (Incl. Assessment Rates)	Basement Parking	Open Parking	Storage	Balcony / Terrace	Installation Allowance		Occupation For Fitout
Upper Ground Floor: Unit 2	171m <sup>2</sup> x R220.00	6 x R1,050.00	-	±11m <sup>2</sup> x R80.00	-	By Negotiations		Immediate
7th Floor: Unit 44a	619.85m <sup>2</sup> x R189.00	21 x R1,050.00 (4 tandem bays)	-	±13m <sup>2</sup> x R80.00	-	R 650/m <sup>2</sup> *		Immediate

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

## **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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