

February 2019 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 (Rentable Area)	Occupation For Fitout
18 GLENHOVE	±3515m ² x R190.00	±3515m ² x R25.00	146 x R1050.00	-	20 x R650.00	-	±100m ² x R85.00	R 800/m ² *	Immediate

Building is Sub dividable by floor. Minimum size of 800m²

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 ² x R155.00	3438m ² x R20.00	43 x R750.00	69 x R650	59 x R550.00	65m ² x R75.00	158m ² x R75.00	R800.00 per m ²	01-Mar-19

The Building is also available for sale at a price of R95 000 000,00

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
Building 2									
Building 2 1st Floor: Suite 14	±137m ² x R198.00	741m ²	R5,155.15	6 x R1,050.00				Installation Complete	Immediate
Building 2 3rd Floor: Suite 19	±374m ² x R198.00		R13,641.31	15 x R1,050.00		±25m ² x R90.00	-	R 650/m ² *	Immediate
Building 2 3rd Floor: Suite 20	±367m ² x R198.00		R13,799.93	15 x R1,050.00		±25m ² x R90.00	-	R 650/m ² *	Immediate

PHASE 2 OXFORD & GLENHOVE PRECINCT (112 Oxford Road)

Premises	Rentable Area	Current Assessment Rates	Basement Parking	Storage	Terrace	Installation Allowance	Occupation For Fitout		
Phase 2: Block 3	±6300m ² x R200.00	±6300m ² x R30.00	4.5 Bays/100 x R1 150.00/Bay	±600m ² R100/m ²	±140m ² x R100.00	R1000/m ²	01-Oct-19		
Phase 2: Block 4	±3392m ² x R200.00	±3392m ² x R30.00	4.5 Bays/100 x R1 150.00/Bay	±365m ² R100/m ²	±142m ² x R100.00	R1000/m ²	01-Oct-19		

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
Building 1								
Building 1 2nd Floor: Suite 11	±263m ² x R198.00	R9,913.74	11 x R1,050.00	±16m ² x R90.00	-	R 650/m ² *	Immediate	Ryan Feinberg (011) 524 9700
Building 1 2nd Floor: Suite 12	±346m ² x R198.00	R13,205.11	14 x R1,050.00		±21m ² x R90.00	R 650/m ² *	Immediate	Ryan Feinberg (011) 524 9700
Building 2								
Building 2 1st Floor: Suite 12	±193m ² x R198.00	R7,336.17	8 x R1,050.00		±13m ² x R90.00	R 650/m ² *	Immediate	Farida Parsad (011) 325 4784
Building 2 1st Floor: Suite 15	±315m ² x R198.00	R11,896.49	12 x R1,050.00	±19m ² x R90.00	±11m ² x R90.00	R 650/m ² *	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 ² x R134.00	±1,551m ² x R26.34	36 x R550.00	19 x R475.00	13x R400.00	±77m ² x R57.00	-	Negotiable	Immediate

Building is Sub dividable by floor. Minimum size of 750m²

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 ² x R16 500	22	14	9	53m ²	66.58m ²	R14 685 000,00 Plus VAT		Immediate

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 ² x R114.00	362.31m ² x R16.00	9 x R650	-	6 x R450	33.8m ² 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 ²	18	-	16	63.8m ²	-	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 ² x R220.00	6 x R1,150.00	-	±11m ² x R80.00	-	By Negotiations		Immediate
7th Floor: Unit 44a	619.85m ² x R189.00	21 x R1,150.00 (4 tandem bays)	-	±13m ² x R80.00	-	R 650/m ² *		Immediate
6th Floor: Unit 36	381.9 x R195.00	13 x R1,150.00	-	22.7 x R80.00	-	R500/m ²		01-Mar-19

Premises	Rentable Area (Incl. Assessment Rates)	Basement Parking	Open Parking	Storage	Covered Parking	Installation Allowance		Occupation For Fitout
Building 1: Unit F4	±261m ² x R155.00	7 x R650.00	6 xR450.00	10,20m ²	10,2m ²	R350/m ²		Immediate
The Building is also available for sale at a price of R 4 567 500.00								

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 1,000m²

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 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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