

**\* 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 <sup>2</sup> x R190.00	±3515m <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> *	Immediate

Building is Sub dividable by floor. Minimum size of 800m<sup>2</sup>

**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	67 x R650	56 x R550.00	65m <sup>2</sup> x R75.00	158m <sup>2</sup> x R75.00	R800.00 per m <sup>2</sup>	Immediate

The Building is also available for sale at a price of R95 000 000,00. Building includes a PV solution, Generator, Back-up water and Energy efficient

## NEW DEVELOPMENTS

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

Premises	Rentable Area	Current Assessment Rates	Basement Parking	Storage	Balcony / Terrace	Installation Allowance	Occupation For Fitout		
<b>Building 2</b>									
Building 2 3rd Floor: Suite 19	±374m <sup>2</sup> x R198.00	R13,641.31	15 x R1,050.00	±25m <sup>2</sup> x R90.00	-	R 650/m <sup>2</sup> *	Immediate		

### PHASE 2 OXFORD & GLENHOVE PRECINCT (112 Oxford Road)

Premises	Rentable Area	Current Assessment Rates	Basement Parking	Storage	Balcony / Terrace	Installation Allowance	Occupation For Fitout		
Phase 2: Block 3	±6300m <sup>2</sup> x R200.00	±6300m <sup>2</sup> x R30.00	4.5 Bays/100 x R1 150.00/Bay	±600m <sup>2</sup> R100/m <sup>2</sup>	±140m <sup>2</sup> x R100.00	R1000/m <sup>2</sup>	01-Oct-19		
Phase 2: Block 4	±3392m <sup>2</sup> x R200.00	±3392m <sup>2</sup> x R30.00	4.5 Bays/100 x R1 150.00/Bay	±365m <sup>2</sup> R100/m <sup>2</sup>	±142m <sup>2</sup> x R100.00	R1000/m <sup>2</sup>	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
<b>Building 2</b>								
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: Ground Floor	±393m <sup>2</sup> x R134.00	±393m <sup>2</sup> x R26.34	9 x R550.00	4 x R475.00	3x R400.00	±39m <sup>2</sup> x R57.00	-	Negotiable	Immediate
Building 2: First Floor	±750m <sup>2</sup> x R134.00	±750m <sup>2</sup> x R26.34	18 x R550.00	8 x R475.00	7x R400.00	±39m <sup>2</sup> x R57.00	-	Negotiable	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
7th Floor: Unit 44a	619.85m <sup>2</sup> x R189.00	21 x R1,150.00 (4 tandem bays)	-	±13m <sup>2</sup> x R80.00	-	R 650/m <sup>2</sup> *		Immediate
6th Floor: Unit 36	381.9 x R195.00	13 x R1,150.00	-	22.7 x R80.00	-	Negotiable		Immediate

### GREENSTONE HILL OFFICE PARK (1836 Emerald Blvd, Modderfontein, Edenvale, 169)

Premises	Rentable Area (Incl. Assessment Rates)	Basement Parking	Open Parking	Storage	Balcony / Terrace	Installation Allowance		Occupation For Fitout
Building 1: Unit F4	±261m <sup>2</sup> x R155.00	7 x R650.00	6 x R450.00	10,20m <sup>2</sup>	10,2m <sup>2</sup>	R350/m <sup>2</sup>		Immediate

The Unit is also available for sale at a price of R 4 567 500.00

### CULROSS ON MAIN (34 Culross Rd, Bryanston)

Premises	Rentable Area	Assessment Rates (Estimated)	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Installation Allowance	Occupation For Fitout
Building 2 1st Floor	541,9m <sup>2</sup> x R156.00	541,9m <sup>2</sup> x R16.00	11 x R675.00	6 x R550.00	8x R450.00	28,6m <sup>2</sup> x R80.00	250m <sup>2</sup> x R40.00	Negotiable	Immediate
Building 5	1280,76m <sup>2</sup> x R154.00	1280,76m <sup>2</sup> x R16.00	30 x R675.00	14 x R550.00	19 x R450.00	56m <sup>2</sup> x R80.00	208m <sup>2</sup> x R40.00	Negotiable	01-Jul-19

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

- 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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