

# VACANCY SCHEDULE JANUARY 2020

PROPERTY	LOCATION	TYPE	SIZE	AVAIL.	RATE/m <sup>2</sup>	PARKING	BAYS R's
20 VINEYARD ROAD	Claremont	3rd Floor Office 4th Floor Office 6th Floor Office 7th Floor Office	207m <sup>2</sup> 415m <sup>2</sup> 415m <sup>2</sup> 415m <sup>2</sup>	Immediate Immediate Immediate Immediate	R255/m <sup>2</sup> R255/m <sup>2</sup> R255/m <sup>2</sup> R255/m <sup>2</sup>	Onsite covered single bays  Open single rooftop bays (14 Dreyer Street)	R1800/bay  R1250/bay
14 DREYER STREET	Claremont	<u>Dreyer St. Offices/Retail</u> Ground Floor Mezzanine Store room  <u>Main Rd. Offices/Retail</u> Ground Floor 1st Floor	873m <sup>2</sup> 181m <sup>2</sup> 69m <sup>2</sup>  623m <sup>2</sup> 750m <sup>2</sup>	Immediate Immediate Immediate  Immediate Immediate	R160/m <sup>2</sup> - R220/m <sup>2</sup>    	Open single rooftop bays	R1250/bay
72 ON MAIN	Claremont	Ground Floor	417m <sup>2</sup>	Immediate	R150/m <sup>2</sup>		
VINEYARD CENTRE	Claremont	Unit 101 Unit 102 Unit 103 Unit 207  Unit 207A Shop 1 Unit 205 Unit 205A Unit 110	105m <sup>2</sup> 35m <sup>2</sup> 27m <sup>2</sup> 33m <sup>2</sup>  32m <sup>2</sup> 36m <sup>2</sup> 50m <sup>2</sup> 38m <sup>2</sup> 29m <sup>2</sup>	Immediate Immediate Immediate Immediate  1 Feb 2020 1 Mar 2020 1 Apr 2020 1 May 2020 1 May 2020	R125/m <sup>2</sup> R125/m <sup>2</sup> R125/m <sup>2</sup> R125/m <sup>2</sup>  R125/m <sup>2</sup> R300/m <sup>2</sup> R125/m <sup>2</sup> R125/m <sup>2</sup> R125/m <sup>2</sup>	Open single rooftop bays (14 Dreyer Street)	R1250/bay
GREAT WESTERFORD	Newlands	STF2-02 STG01 (Store) NF 203	8m <sup>2</sup> 4.5m <sup>2</sup> 1642m <sup>2</sup>	1 Feb 2020 1 Feb 2020 1 Aug 2020	R112/m <sup>2</sup> R112/m <sup>2</sup> R260/m <sup>2</sup>	Onsite single bays Onsite tandem bays Offsite single bays	R1750/bay R1260/bay R860/bay
FOUNDERS HOUSE	Pinelands	Offices	1416m <sup>2</sup>	Immediate	R105/m <sup>2</sup>	Covered bays Open bay Shaded bays	R750/bay R500/bay R750/bay
64 WHITE ROAD	Tokai	Office : SB 1.3 Workshop : SBST 1.3 STORE 1.5 Office : WSB 1 Industrial : WSB 3  Various configurations Subdivisible  SB1 1-2 SB 2.1 SB1.2 SB 0	158m <sup>2</sup> 18m <sup>2</sup> 67m <sup>2</sup> 226m <sup>2</sup> 160m <sup>2</sup>  6695m <sup>2</sup>  1873m <sup>2</sup> 587m <sup>2</sup> 301m <sup>2</sup> 301m <sup>2</sup>	Immediate Immediate Immediate Immediate Immediate  1 Feb 2020  1 Apr 2020 1 Apr 2020 1 Apr 2020 1 Apr 2020	R70/m <sup>2</sup> R65/m <sup>2</sup> R45/m <sup>2</sup> R70/m <sup>2</sup> R65/m <sup>2</sup>  R60/m <sup>2</sup> - R70/m <sup>2</sup>  R120/m <sup>2</sup> R70/m <sup>2</sup> R70/m <sup>2</sup> R70/m <sup>2</sup>	Secure onsite parking	R450/bay
PARKALOT	Foreshore	24 hour security parking		Immediate			R1350/bay
33 HAMMERSCHLAG	Foreshore	Unit 1.3	85m <sup>2</sup>	Immediate	R95/m <sup>2</sup>	Undercover 4 bays/100m <sup>2</sup>	R1350/bay
23 LOWER LONG ST	CBD	Retail & Offices Subdivisible	3852m <sup>2</sup>	Immediate	R150/m <sup>2</sup> - R200/m <sup>2</sup>		
NEWSPAPER HOUSE	CBD	Suite 2.3 Suite 301	365m <sup>2</sup> 1069m <sup>2</sup>	Immediate Immediate	R120/m <sup>2</sup> R120/m <sup>2</sup>	X5 onsite bays X8 onsite bays	R1400/bay R1400/bay
117 ON STRAND	CBD	<u>Main Building</u> Storey 02 : Office Storey 09 : Office Storey 09 : Terrace Storey 10 : Office 10.1 Storey 10 : Office 10.2 Storey 11 : Office  <u>Rose Street</u> Storey 01 : Office Storey 02 : Office  <u>Main Building</u> Ground Floor : Retail 3  <u>Rose Street</u> Ground Floor : Retail 2	128m <sup>2</sup> 1074m <sup>2</sup> 1022m <sup>2</sup> 313m <sup>2</sup> 372m <sup>2</sup> 1032m <sup>2</sup>  566m <sup>2</sup> 566m <sup>2</sup>  342m <sup>2</sup>  186m <sup>2</sup>	Immediate Immediate Immediate Immediate Immediate Immediate  Immediate Immediate  Immediate  Immediate	R220/m <sup>2</sup> R220/m <sup>2</sup> R65/m <sup>2</sup> R220/m <sup>2</sup> R220/m <sup>2</sup> R220/m <sup>2</sup>  R220/m <sup>2</sup> R220/m <sup>2</sup>  R240/m <sup>2</sup>  R240/m <sup>2</sup>	Secure onsite parking	R1800/bay

## 20 VINEYARD ROAD Claremont



Brand new, contemporary building with premium grade offices in the heart of Claremont. Roof garden with magnificent views, and a vibrant collaborative food offering on the Ground Floor

### AVAILABILITY

Immediate	3rd Floor	207m <sup>2</sup>	R255/m <sup>2</sup>
	4th Floor	415m <sup>2</sup>	R255/m <sup>2</sup>
	6th Floor	415m <sup>2</sup>	R255/m <sup>2</sup>
	7th Floor	415m <sup>2</sup>	R255/m <sup>2</sup>

(m<sup>2</sup> are approximate & excl. VAT)

<b>PARKING</b>	Covered single bays	R1800/bay
	Additional bays available @ 14 Dreyer Street	R1250/bay

**CONTACT** John Bielich 082 491 7500

[more information](#)

## 14 DREYER STREET Claremont



Property Manager : Anne Voorneveld

New look, recently completed property, perfect for a retail or office space, situated in Dreyer Street in the heart of Claremont, opposite Cavendish Square

### AVAILABILITY

Immediate

Dreyer Street	Ground Floor	Offices/Retail	873m <sup>2</sup>
	Mezzanine		181m <sup>2</sup>
	Store room		69m <sup>2</sup>

Main Road	Ground Floor	Offices/Retail	623m <sup>2</sup>
	1st Floor	Offices	750m <sup>2</sup>

from R160/m<sup>2</sup> - R220/m<sup>2</sup>

<b>PARKING</b>	Open single rooftop	R1250/bay
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[more information](#)

## 72 ON MAIN Claremont



Property Manager : Anne Voorneveld

Small, compact building. suitable for storage, retail or office space, situated on Main Road Claremont

### AVAILABILITY

Immediate	Ground Floor	417m <sup>2</sup>	R150/m <sup>2</sup>
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[more information](#)

## VINEYARD CENTRE Claremont



Property Manager : Anne Voorneveld

Three storey office block in the heart of Claremont, opposite Cavendish Square

### AVAILABILITY

Immediate	Unit 101	105m <sup>2</sup>	R125/m <sup>2</sup>
	Unit 102	35m <sup>2</sup>	R125/m <sup>2</sup>
	Unit 103	27m <sup>2</sup>	R125/m <sup>2</sup>
	Unit 207	33m <sup>2</sup>	R125/m <sup>2</sup>
	Unit 207A	32m <sup>2</sup>	R125/m <sup>2</sup>
1 Feb 2020	Shop 1	36m <sup>2</sup>	R300/m <sup>2</sup>
1 Mar 2020	Unit 205	50m <sup>2</sup>	R125/m <sup>2</sup>
1 Apr 2020	Unit 205A	38m <sup>2</sup>	R125/m <sup>2</sup>
1 May 2020	Unit 110	29m <sup>2</sup>	R125/m <sup>2</sup>

<b>PARKING</b>	Open single rooftop	R1250/bay
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[more information](#)

## GREAT WESTERFORD Newlands



Property Manager : Anne Voorneveld

Iconic building, in prime location, cnr Dean Street and Main Road, Newlands, offering Premium Grade Office space and ample parking

### AVAILABILITY

1 Feb 2020	STF 2-02(store)8m <sup>2</sup>	R112/m <sup>2</sup>
	STG 01(store) 4.5m <sup>2</sup>	R112/m <sup>2</sup>
1 Aug 2020	NF203 1642m <sup>2</sup>	R260/m <sup>2</sup>

### PARKING

Onsite single bays	R1750/bay
Onsite tandem bays	R1260/bay
Offsite single bays	R860/bay

[more information](#)

## FOUNDERS HOUSE Pinelands



Property Manager : Julie van Zyl

Double storey office block in the business hub of Pinelands, adjacent to Howard Centre

### AVAILABILITY

Immediate	Offices	1416m <sup>2</sup>	R105/m <sup>2</sup>
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### PARKING

Covered bays	12 bays	R750/bay
Open bays	8 bays	R500/bay
shaded bays	4 bays	R750/bay

[more information](#)

## 64 WHITE ROAD Tokai



Property Manager : Julie van Zyl

Offices, Stores and Light Industrial units available in a managed, secure and well maintained business park.

This property is situated in a convenient and quiet area in Tokai Industrial, close to the railway line and the Main Road with easy access to M3, M5 and Baden Powell Drive

### AVAILABILITY

Immediate	SB 1.3	Offices	158m <sup>2</sup>	R70/m <sup>2</sup>
	SBST 1.3	Workshop	18m <sup>2</sup>	R65/m <sup>2</sup>
	STORE 1.5	Store	67m <sup>2</sup>	R45/m <sup>2</sup>
	WSB 1	Offices	226m <sup>2</sup>	R70/m <sup>2</sup>
	WSB 3	Industrial	160m <sup>2</sup>	R65/m <sup>2</sup>

1 Feb 2020	Various configurations	Subdivisible
	6695m <sup>2</sup>	R60/m <sup>2</sup> – R70/m <sup>2</sup>

1 Apr 2020	SB1 1-2	Offices	1873m <sup>2</sup>	R120/m <sup>2</sup>
	SB 2.1	Industrial	587m <sup>2</sup>	R70/m <sup>2</sup>
	SB 1.2	Offices	301m <sup>2</sup>	R70/m <sup>2</sup>
	SB 0	Offices	301m <sup>2</sup>	R70/m <sup>2</sup>

(m<sup>2</sup> are approximate)

### PARKING

Secure onsite parking	R450/bay
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[more information](#)



## PARKALOT Foreshore



Property Manager : Anneline Niemand

Contemporary, multi-level parking garage on the corner of Christiaan Barnard and Jack Craig Street, Cape Town

### AVAILABILITY

Immediate 24 Hour Access Security Parking  
R1350/bay

Direct Access to: Atlantic Centre  
19 Louis Gradner  
Amber Place  
33 Martin Hammerschlag

[more information](#)

## 33 MARTIN HAMMERSCHLAG Foreshore



Property Manager : Anneline Niemand

Refurbished, six storey office block with onsite secure parking, situated in the centre of Cape Town

### AVAILABILITY

Immediate Unit 1.3 85m<sup>2</sup> R95/m<sup>2</sup>

PARKING Undercover 4 Bays per 100m<sup>2</sup> R1350/bay

[more information](#)

## 23 LOWER LONG STREET Cape Town CBD



Property Manager : Anneline Niemand

A well situated property near the CTICC, suitable for multi-use such as retail and offices, with easy access in and out the CBD

### AVAILABILITY

Immediate Retail & Offices 3852m<sup>2</sup>  
from R150/m<sup>2</sup> - R200/m<sup>2</sup>  
Subdivisible into retail and or offices

[more information](#)

## NEWSPAPER HOUSE Cape Town CBD



Property Manager : Anneline Niemand

Iconic building situated at the end of the pedestrian area in the centre of the CBD, bustling with activity, coffee shops and markets. The property has been renovated, whilst retaining its historical façade

### AVAILABILITY

Immediate Suite 2.3 365m<sup>2</sup> R120/m<sup>2</sup>

PARKING x5 bays R1400/bay

Immediate Suite 301 1069m<sup>2</sup> R120/m<sup>2</sup>

PARKING x8 bays R1400/bay

[more information](#)

## 117 ON STRAND Cape Town CBD



On the boundary of trendy de Waterkant, Cape Town, this landmark has been recently completed, comprising 5200m<sup>2</sup> retail, 6700m<sup>2</sup> premium office space and 117 luxury apartments, including a high-end Planet Fitness.

Five floors of premium grade, inner city office space have been dedicated to providing the Cape's finest office address. With ample parking, customised security systems, stunning views and proximity to major bus and rail services, you're never too far away from the action. Generous tenant installations will ensure you are covered to create your ideal corporate or retail home.

<b>AVAILABILITY</b>	Immediate			
<b>Main Building</b>	Storey 02	Office	128m <sup>2</sup>	R220/m <sup>2</sup>
	Storey 09	Office	1074m <sup>2</sup>	R220/m <sup>2</sup>
	Storey 09	Terrace	1022m <sup>2</sup>	R65/m <sup>2</sup>
	Storey 10	Office 10.1	313m <sup>2</sup>	R220/m <sup>2</sup>
	Storey 10	Office 10.2	372m <sup>2</sup>	R220/m <sup>2</sup>
	Storey 11	Office	1302m <sup>2</sup>	R220/m <sup>2</sup>
<b>Rose Street</b>	Storey 01	Office	566m <sup>2</sup>	R220/m <sup>2</sup>
	Storey 02	Office	566m <sup>2</sup>	R220/m <sup>2</sup>
<b>Main Building</b>	Ground FL	Retail 3	342m <sup>2</sup>	R240/m <sup>2</sup>
<b>Rose Street</b>	Ground FL	Retail 2	186m <sup>2</sup>	R240/m <sup>2</sup>
<b>PARKING</b>	Secure onsite parking		R1800/bay *All prices excl.VAT	
<b>CONTACT</b>	Julie van Zyl		061 855 6090	
	info@ingenuityproperty.com			

[www.117onstrand.com](http://www.117onstrand.com)

## VACANCY TERMS AND CONDITIONS

- No verbal introductions, or letters of introduction will be recognised
- Only an offer to Lease will constitute effective cause
- All amounts quoted exclude VAT
- No agents boards to be erected at properties
- Whereas every effort has been made to ensure that the contents of this vacancy schedule are correct, Rabie Property Administrators/Ingenuity Property Investments Limited do not accept any responsibility or liability whatsoever for incorrect information which may appear herein.
- The contents hereof are subject to change without prior notice

## PAYMENT OF COMMISSION

- Commission is payable on gross rental only and after the following conditions have been met:
  1. Lease and other documentation signed by all parties
  2. Deposits, bank guarantees, lease fees and 1st month rental paid
  3. All lease suspensive conditions have been fulfilled
- Commission is calculated along the following guidelines unless otherwise stated:
  1. 5% on the first 2 years rental
  2. 2.5% on the next 3 years' rental
  3. 1.5% on the next 3 years' rental
  4. 1% on the balance
- Commission is not payable on renewals, additional space leased by the Lessee or any sale by the Lessor to the Lessee.