



Property Administrators

FEBRUARY 2020 VACANCY SCHEDULE



A successful Shopping Centre on the corner of Brackenfell Boulevard and Pinehurst Drive. Anchor Tenants include Clicks; Food Lover's Market and Pick n Pay. The Centre hosts a variety of restaurants and take-aways plus specialty stores such as Absolute Pets, The Crazy Store and many more. Some of our Retailers with specific service offerings include: A Laundry and Dry Cleaning; Videre Optometry; Whitefox Tattoos

UNIT NO	AREA	AVAILABLE	GROSS RENT/m ²	WATER/REFUSE RATES/ELECTR.	MARKETING FUND
Shop 11b	95m ²	Immediate	R200/m ²	Increase in Rates, Water, Sewerage, Electricity, Refuse,	2.5% Marketing Fund
Shop 38	113m ²	Immediate	R140/m ²		

PINEHURST CENTRE

Contact Tamsyn/Janet to view by appointment 021 550 7000



State House is located in Rose Street, in the Cape Town CBD, close to public transport and within walking distance of Cape Town station.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m ²	PARKING	UTILITES
Shop 1	53m ²	Immediate	R180/m ²	n/a	Metered electricity. Tenant pays pro-rata contribution of refuse, water and sewerage
Shop 1A	139m ²	Immediate	R180/m ²		
1st Floor Office	423m ²	Immediate	R80/m ²		
3rd Floor Office	Portion 295m ²	Immediate	R80/m ²		
Unit 301 - 303	80m ²	Immediate	R80/m ²		
Various Offices on floors 2,4,5,6	from 15m ² -80m ²	Immediate	R80/m ²		

STATE HOUSE

Contact Anneline Niemand to view by appointment 021 550 7000



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This centre is conveniently positioned on the busy main road in Vredenburg. It consists of some well-known Retail stores such as Cash Crusaders, Truworths and Waltons, with some small office areas upstairs at very reasonable rentals.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m ²	WATER/REFUSE RATES/ELECTR.
Unit F101/102	47,12m ²	Immediate	R45/m ² ex VAT	Additional charges
Unit F103 - 105	48,21m ²	Immediate	R45/m ² ex VAT	
Unit F111/112	40,76m ²	Immediate	R45/m ² ex VAT	
Unit 113 - 114	40m ²	Immediate	R45/m ² ex VAT	

VREDENBURG CENTRE

Contact Tamsyn/Janet to view by appointment 021 550 7000



The Gatehouse - upmarket office development in a prime position in Century City. It is conveniently situated on Century Way alongside the landmark BMW Gateway building at the Ratanga Road entrance to Century City. The building is within easy walking distance to Century City amenities such as the convenience retailing shops and restaurants.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m ²	PARKING BASEMENT/ OPEN	WATER/ REFUSE/RATES ELECTRICITY
Unit 206	130m ²	Immediate	R160/m ²	basement @ R1100/bay open @ R750/bay x3 basement bays @ R1285/bay x1 open bay @ R775/bay x3 basement bays @ R1100/bay x1 open bay @ R750/bay	Increases in rates
Terrace 206	28m ²	Immediate	R60/m ²		
Ground Floor G06	122m ²	Immediate	R165/m ²		
Terrace G06	27m ²	Immediate	R60/m ²		

THE GATEHOUSE

Contact Michael Isaacs to view by appointment 021 550 7000



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This upmarket, A-grade mixed-use building offers rentable space that bolsters a location unrivalled in visibility, amenities and security. Located within the sought-after urban precinct of Century City, the Matrix Building is strategically situated for ease of access and meets all parking requirements.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m ²	PARKING	UTILITIES
Unit 1D - Office	345m ²	1 January 2020	R205/m ²	Parking Nested R1600/bay (ex VAT)	Increases: rates, taxes & levies
Unit 1E - Office	260m ²	1 January 2020	R205/m ²	Parking Nested (x3) R1600/bay (ex VAT)	Utilities payable: electricity, water, sewerage & refuse

THE MATRIX

Contact Michael Isaacs to view by appointment 021 550 7000



Double volume Warehouse with secured access, situated on a busy road on the corner of Peter Barlow Drive and Strand Street, Stikland.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m ²	ADDITIONAL COSTS	OPEN PARKING
Warehouse 2	1631.83m ²	Immediate	R45/m ²	Water, Electricity, Sewerage, refuse, increases in rates	YES

PETER BARLOW COMPLEX

Contact Janet/Tamsyn to view by appointment 021 550 7000



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The Forum consists of seven two and three-storey office buildings arranged around an open plaza. Tenants in the building include a variety of coffee shops, restaurants, retailers and the public transport node is within walking distance.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m ²	PARKING OPEN	PARKING BASEMENT
Unit BG02 Terrace	191m ² 48m ²	Immediate	R175/m ² R50/m ²	2 @ R850/bay	5 @ R1150/bay
Unit GF01 Storeroom	140m ² 6m ²	Immediate	R160/m ² R60/m ²	1 @ R800/bay	4 @ R1000/bay

THE FORUM

Contact Janet/Tamsyn to view by appointment 021 550 7000



Prime Park offer commercial and semi-industrial space that is highly visible and easy to access off Tienie Meyer Road. The business park offers ample parking, 24/7 security and rentable space that can cater to any business operation.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m ²	UTILITES
Unit 4D	181m ²	Immediate	R85/m ²	Electricity, water, sewerage, refuse & increases in levies
Unit 4F	95m ²	1 July 2020	R85/m ²	
Unit 4E	99m ²	1 April 2020	R85/m ²	

PRIME PARK

Contact Michael Isaacs to view by appointment 021 550 7000



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45 Blaauwberg - Commercial office space to let in Tableview. This perfectly positioned office block is situated in a highly sought after business area, close to all major routes such as the West Coast Road, Marine Drive and Koeberg Road. Public transport is very close at hand and the building is situated walking distance from Blaauwberg beach-front as well as Bayside Center and Virgin Active. Ample parking is also available.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m ²	PARKING	UTILITES
FIRST FLOOR UNIT 03	170m ²	1 March 2020	R150/m ² (excl VAT)	9 Open bays (R350 excl Vat each) and 4 gated bays (R450 excl VAT each)	PQ of refuse, water and sewerage, Electricity from Eskom. Tenant pays PQ portion of rates increases.

45 BLAAUWBERG

Contact Michael Isaacs to view by appointment 021 550 7000



The Colosseum is situated in the heart of Century City and is a mixed-use commercial building, including a hotel, and retail stores. This property is within walking distance of all public transport stations, Canal Walk Shopping Mall, Virgin Active gym and various other hotels and amenities.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m ²	PARKING	UTILITES
UNIT 03	441m ²	1 April 2020	R180/m ² (excl VAT)	7 covered bays R1150/bay (excl VAT)	Utilities: Metered Increases in rates, taxes and body corporate levies

COLOSSEUM

Contact Michael Isaacs to view by appointment 021 550 7000



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Modern Warehouse and Offices To Let.
Saxenberg Park 2 is well located along Van Riebeeck Road with easy access to Stellenbosch arterial and R300 freeway. Within walking distance from Blackheath station and other public transport.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m ²	PARKING	UTILITES
UNIT 2	370m ²	1 May 2020	R55/m ² (excl VAT)	n/a	Tenant pays for electricity consumed, as well as water, sewerage and refuse as levied by the local authority or relevant contractor.

SAXENBERG PARK 2

Contact Janet/Tamsyn to view by appointment 021 550 7000



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, RPA 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

Please note: Brokers must provide their valid FFC when presenting the Offer to Lease.
Commission payments will not be made where there is no valid FFC in place.

- 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
 4. All required FICA documents are recieved
- 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