



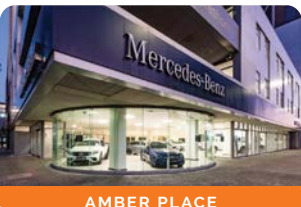





	TYPE	UNIT	AVAILABILITY	SIZE	RENTAL	PARKING RATIO	PARKING	COST/BAY	PROPERTY FEATURES
CBD									
 <p>NEWSPAPER HOUSE</p>	Office	Suite 2.3	Immediately	867m ²	R 170/m ²	0,75/100	Covered	R 1 500	Iconic building in the CBD with a gym, Foodlovers Market on the Ground Floor with 24 hr security.
	Office	Suite 305	TBC	97m ²	R 170/m ²				
	Office	Suite 304	Immediately	571m ²	R 170/m ²				
	Office	4th Floor	Immediately	2526m ²	R 170/m ²				
	Office	5th Floor	Immediately	2526m ²	R 170/m ²				
	Office	6th Floor	Immediately	611m ²	R 170/m ²				
FORESHORE									
 <p>19 LOUIS GRADNER</p>	Office	Unit 1.2	Immediately	141m ²	R 130/m ²	6,5/100	Covered	R 1 500	Modern building in the Foreshore with security, access control and fibre. Walking distance to public transport. Easy access in and out of the city.
	Office	Unit 2.1	1 month's notice	141m ²	R 130/m ²				
	Office	Unit 3.1	Immediately	175m ²	R 130/m ²				
	Office	Unit 5.2 *(Furnished 'Plug & Play')	Immediately	147m ²	R 165/m ²				
 <p>31 MARTIN HAMMERSCHLAG</p>	Office	Suite B *(Furnished 'Plug & Play')	Immediately	116m ²	R 165/m ²	6,5/100	Covered	R 1 500	Light and bright office space with convenient parking directly connected to the office. Close to public transport
							Open	R 850	
							covered tandem	R 1 020	
							open tandem	R 500	
 <p>33 MARTIN HAMMERSCHLAG</p>	Office	Unit 1.3	Immediately	312m ²	R 100/m ²	6,5/100	Covered @ Parkalot	R 1 500	Modern Office Block with a mix of Retail and Offices. 24 hr security and fibre..
	Office	Unit 1.4	Immediately	85m ²	R 110/m ²				
	Office	4th floor	Immediately	904m ²	R 130/m ²				
	Office	Suite 2.2 *(Furnished 'Plug & Play')	TBC	120m ²	R 175/m ²				
 <p>AMBER PLACE</p>	Service Centre/ Storage	Ground Floor	Immediately	2019m ²	R 120/m ²		Covered @ Parkalot	R 1 500	Showroom and Retail entrance from Christiaan Barnard is leased and no longer available (3020m ²) Available 2019m ² - entrance from Louis Gradner Street which is Storage/Service Centre.

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PINELANDS									
 FOUNDERS HOUSE	Office	Founders House	1 July 2024	1 416m ²	R 130/m ²	1,77/100	covered/garage	R 875	Double storey office block in the business hub of Pinelands, adjacent to Howard Centre.
	Office	Uitvlugt	1 July 2024	1 575m ²	R 130/m ²		shaded	R 850	
		Total size for both buildings		2 991m ²	R 130/m ²		open	R 425	
TYGERVALLEY									
 GLACIER PLACE	Office	Level - 4A	Immediately	460m ²	R 220/m ²	4/100	Covered	R 1 250	<p>Premium Grade, 4 Star Green Rated Building with State of the Art Finishes and a high parking ratio.</p> <p>Generator, Borehole, VRV cooling system and grey water supply to toilets.</p>
FORESHORE									
 PARKALOT	Parking	172 bays available						R 1 500	<p>Multilevel Parkade with 24 hr security and direct access to Atlantic Centre, 19 Louis Gradner and 33 Hammerschlag.</p> <p>Month to Month bays available.</p>

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 (Pty) Ltd 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
- Brokers must provide their valid FFC when presenting the Offer to Lease.
Commission payments will not be made when there is no valid FFC in place.
- Commission is not payable on renewals, additional space leased by the Lessee or any sale by the Lessor to the Lessee.