












VACANCY SCHEDULE

DECEMBER 2024

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	TYPE	UNIT	AVAILABILITY	SIZE	RENTAL	PARKING RATIO	PARKING	COST/BAY	PROPERTY FEATURES
CLAREMONT									
 14 DREYER STREET	Office/ Showroom	1st Floor	Immediately	860m ²	R 240/m ²	2/100	Open Single	R 1 500	<p>First floor modern office/showroom with outdoor terrace.</p> <p>Conveniently situated within walking distance to Cavendish Square.</p> <p>Rollershutter door for delivery access.</p>
		Storeroom (to be leased with office)		83m ²	R 85/m ²		Open Tandem	R 900	
	Workshop/ Storage	1st Floor	Immediately	609m ²	R 125/m ²				
 72 ON MAIN	Office	1st Floor	Immediately	389m ²	R 180/m ²		@ 14 Dreyer St Open Single Open Tandem	R 1 500 R 900	<p>Small boutique building with good visibility on Main Road, Claremont.</p> <p>Ideal for Studio, Offices or Retail Space.</p> <p>Interior and exterior refurbishment underway.</p>
 TOFFEE LANE	Office	Unit 1 B	Immediately	686m ²	R 210/m ²		@ 14 Dreyer St Open Single Open Tandem	R 1 500 R 900	<p>Newly refurbished light and bright office space. Connected to generator and common area balcony and entertainment area.</p> <p>Situated in a pedestrian walkway, central and convenient in the heart of Claremont.</p>
PINELANDS									
 FOUNDERS HOUSE	Office	Founders House	1 Jun 2025	1 416m ²	R 130/m ²	1,77/100	covered/garage	R 875	<p>Double storey office block in the business hub of Pinelands, adjacent to Howard Centre.</p>
	Office	Uitvlugt	1 May 2025	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>

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 NEWSPAPER HOUSE	CBD								
	Gym	1st Floor	Immediately	1703m ²	R 180/m ²	0,75/100	Covered	R 1 700	Iconic heritage building in the CBD which has recently undergone an internal refurbishment. This property is situated in the pedestrian area on St George's Mall with Foodlovers Market on the Ground Floor and 24 hour security.
	Office	Suite 2.3	Immediately	867m ²	R 170/m ²		Tandem	R 1 000	
	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					
 19 LOUIS GRADNER	FORESHORE								
	Office	Unit 2.1	1 month's notice	141m ²	R 145/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 3.1	Immediately	142m ²	R 145/m ²				
	Office	Unit 5.1 (Semi-Furnished)	Immediately	147m ²	R 165/m ²				
 33 MARTIN HAMMERSCHLAG	Office	Unit 1.4	Immediately	85m ²	R 110/m ²	6,5/100	Covered Open Single Cov. Tandem Open Tandem	R 1 500 R 950 R 1 100 R 600	Modern Office Block with a mix of Retail and Offices. 24 hr security and fibre.
	Office	4th floor	Immediately	904m ²	R 150/m ²				
	Office	Unit 3.1	1 March 2025	604m ²	R 150/m ²				
 AMBER PLACE	Office	First floor	Immediately	1252m ²	R 180/m ²		Covered @ Parkalot	R 1 500	Two storey office building with Rooftop on the Foreshore, Cape Town in the heart of the city. There is ample parking and convenient access to the highway and public transport. The offices have been white boxed ready for tenant fit-out.
	Office	Second Floor	Immediately	1150m ²	R 180/m ²				
		Total GLA		2402m ²					
 PARKALOT	Service Centre/Storage	Ground Floor	Immediately	2019m ²	R 120/m ²			R 1 500	Multilevel Parkade with 24 hr security and direct access to Atlantic Centre, 19 Louis Gradner and 33 Hammerschlag. Service centre/Storage: Entrance from Louis Gradner Street. Month to Month bays available.
	Parking	191 bays available							

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 <p>64 WHITE ROAD</p>	Office	Ground Floor	1 Feb 2025	111m ²	R 110/m ²	2/100	Open Bays	R 600	<p>Mixed use Business Park with office and industrial space.</p> <p>Easy access to the M3, M5 and Baden Powell Drive.</p> <p>Close to public transport and railway line. 24 hr security, generator and fibre.</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.