



Property Administrators

## DECEMBER 2024 VACANCY SCHEDULE



Iconic Property situated in Newlands Cape Town. Premium Office Space with 24 hour security. Generator, Borehole and Fibre. Amenities include; Coffee Shop and Shared Boardroom. Mountain and Garden Views. Additional parking available.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m <sup>2</sup> ex VAT	PARKING ex VAT	UTILITES
SF 103	1677m <sup>2</sup> (possible sub-division)	Immediate	R241.50/m <sup>2</sup>	Single Basement R1575/bay Tandem Basement R1312.50/bay	Utilities: Metered Increases in rates, taxes and body corporate levies
Second Floor	1082m <sup>2</sup>	1 May 2025	R241.50/m <sup>2</sup>		

### GREAT WESTERFORD

Contact Jenny Gindl 021 550 7000 to view by appointment



Tokai on Main is a small, low rise, well maintained office block, centrally and conveniently located in Tokai on the Main Road. Ideally situated closely to Food Lovers Market, the Spur, Macdonalds, Tokai on Main Shopping Centre and the Blue Route Shopping Mall. There is underground parking for employees as well as parking bays located in front of the offices which allow for easy client access. **(\*Units can be Subdivided)**

UNIT NO	AREA	AVAILABLE	GROSS RENT/m <sup>2</sup> ex VAT	PARKING ex VAT	UTILITES
Ground Floor	257m <sup>2</sup>	Immediate	R125/m <sup>2</sup>	Basement bays R900/bay Tandem bays R850/bay Open bays R750/bay	Utilities: Metered Tenant pays PQ share of increases in rates, taxes, refuse, consumables and insurance

### TOKAI ON MAIN OFFICE PARK

Contact Anne Voorneveld 021 550 7000 to view by appointment



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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 <sup>2</sup> ex VAT	WATER/REFUSE RATES/ELECTR.
Units 101/102	47,12m <sup>2</sup>	Immediate	R85/m <sup>2</sup>	Additional charges Pro rata share of water and sewerage and refuse. Increases in rates. Electricity - tenant to activate account with municipality.
Units 103 - 105	48,21m <sup>2</sup>	Immediate	R85/m <sup>2</sup>	
Unit 106	16,63m <sup>2</sup>	Immediate	R85/m <sup>2</sup>	
Units 118/119	45m <sup>2</sup> /100m <sup>2</sup>	Immediate	R85/m <sup>2</sup>	
Shop 5	78m <sup>2</sup>	Immediate	R95/m <sup>2</sup>	
Unit F111/112	40,76m <sup>2</sup>	Immediate	R85/m <sup>2</sup>	

## VREDENBURG CENTRE

Contact Tamsyn Odendaal 021 550 7000 to view by appointment



A Modern Convenience Lifestyle Centre in Malmesbury, at the heart of the Swartland region in the Western Cape. The new De Korenvlij centre is home to a tenant-collective that includes well known anchor-retail brands, while also sporting several non-franchised, Malmesbury-based enterprises.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m <sup>2</sup> ex VAT	PARKING	UTILITES
Shop 11	60m <sup>2</sup>	Immediate	R385,28/m <sup>2</sup>	n/a	Marketing Costs: 2.5% of Basic rental Increases in municipal rates and share of utilities.
ATM 02	8m <sup>2</sup>	Immediate	R312,50/m <sup>2</sup>	n/a	

## DE KORENVLIJ

Contact Genevieve Snygans 065 922 0057 to view by appointment



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Stellenbosch Square is a up-market shopping mall in Stellenbosch, featuring over 40 stores, a large number of free parking bays and 24-hour security. Included in the mix of shops are fashion, accessories, grocery and convenience stores, home and decor stores. Additionally, there are specialty shops and outlets offering print and design as well as restaurants and coffee shops.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m <sup>2</sup> ex VAT	RATES	ADDITIONAL COSTS
ATM 5	6.10m <sup>2</sup>	Immediate	R4400 per month	R7.30/m <sup>2</sup>	n/a
Office 1	81m <sup>2</sup>	Immediate	R130m <sup>2</sup>		Basic rent and operating costs. Tenant liable for pro-rata share of rates and other charges

## STELLENBOSCH SQUARE

Contact Rene Mouton 082 300 7620 to view by appointment



Situated in the Robertson and Langeberg region, this family centred mall is a brand new modern convenient amenity in the area. The centre features quick pop-in stores, latest fashion, homeware, take aways, groceries and stationary stores. There is 24 hour security and plenty of free parking, all on one level. Easy access from Voortrekker Road and R60.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m <sup>2</sup> ex VAT	RATES	ADDITIONAL COSTS
Shop 14	88m <sup>2</sup>	Immediate	R359.45/m <sup>2</sup>	R8.14/m <sup>2</sup>	Marketing Costs: 2.5% of Basic rental. Increases in municipal rates and share of utilities.

## ROBERTSON QUARTER

Contact Genevieve Snygans 065 922 0057 to view by appointment



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Character, Small, A Grade Office space in Cape Town City Centre ideal for multi or single tenant. Green technology throughout the building with motion sensor lights and abundant natural light. 24 hour access security and fibre installed as well as kitchenettes and bathrooms in each unit.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m <sup>2</sup> ex VAT	RATES	ADDITIONAL COSTS
1st Floor	105m <sup>2</sup>	Immediate	R150/m <sup>2</sup>	n/a	n/a
2nd Floor	105m <sup>2</sup>	Immediate	R150/m <sup>2</sup>		
3rd Floor	105m <sup>2</sup>	Immediate	R150/m <sup>2</sup>		

## 110 LONG STREET

Contact Joy Millar 082 258 3764 to view by appointment



Modern, A Grade block situated in vibrant Long Street Cape Town City Centre. Great views of Table Mountain and the City and plenty of natural light. Fibre, Kitchenettes and bathrooms in each unit. Rooftop break away area. Subdivision options available.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m <sup>2</sup> ex VAT	PARKING	UTILITES
1st Floor	215m <sup>2</sup> + 40m <sup>2</sup>	Immediate	R180/m <sup>2</sup> (R45 900/month ex VAT)	6 Pepper Street x2 Bays @R1750/bay ex VAT	Metered plus pro-rata share of common area.

## 172 LONG STREET

Contact Joy Millar 082 258 3764 to view by appointment



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Character, open plan retail premises. Situated in a busy, vibrant Street in the Cape Town City bowl.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m <sup>2</sup> ex VAT	RATES	ADDITIONAL INFO.
Ground	70m <sup>2</sup>	Immediate	R295/m <sup>2</sup>	n/a	Shared bathrooms & courtyard.

**188 LONG STREET**

Contact Joy Millar 082 258 3764 to view by appointment



Prime destination for retail, situated in a busy, vibrant Street in the heart of the CBD. Surrounded by popular retailers.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m <sup>2</sup> ex VAT	RATES	ADDITIONAL INFO.
Ground	190m <sup>2</sup>	Immediate	R275/m <sup>2</sup>	n/a	Liquor License

**220 LONG STREET**

Contact Joy Millar 082 258 3764 to view by appointment



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Parksig Centre is a ground floor strip centre located on the busy Durban Road in Oakdale, Bellville. The building consists of more than 30 residential units, national tenants such as Cash Converters, Spur and OK Store and a variety of other commercial offerings. Easy accessible with ample parking available.

UNIT NO	AREA	AVAILABLE	GROSS RENT/m <sup>2</sup>	PARKING	RATES, TAXES UTILITIES
Shop 9B	174,02m <sup>2</sup>	1 Dec 2024	R165/m <sup>2</sup> (R28,713.30/month ex vat)	n/a	Pro rata share of water/sewerage and refuse. Metered electricity, increases in rates/ CID levies. Deposit: x2 mnths of final years gross rental

## PARKSIG

Contact Tamsyn Odendaal 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 <sup>2</sup>	PARKING	ADDITIONAL COSTS
Unit 4E	99m <sup>2</sup>	Immediate	R120/m <sup>2</sup> (R11,880/month ex vat)	Open Unreserved	Metered water, sewerage, electricity, refuse. Increases in rates and levies. Deposit: 2x months of final year gross rent

## PRIME PARK

Contact Tamsyn Odendaal 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
  5. Please contact the relevant Property/Centre Manager to confirm the commission structure payable, as certain Portfolios commission structures differ.