

**\* Tenant Installation Breakdown - Base Building includes aircon, ceilings and lighting**

**NEW DEVELOPMENTS**

**18 GLENHOVE (Corner Glenhove & 8th Street, Houghton)**

| Premises                   | Rentable Area                  | Assessment Rates (Estimated)  | Basement Parking | Covered Parking | Open Parking | Storage                     | Balcony / Terrace | Installation Allowance (Rentable Area) | Occupation For Fitout |
|----------------------------|--------------------------------|-------------------------------|------------------|-----------------|--------------|-----------------------------|-------------------|--|-----------------------|
| 18 GLENHOVE : Ground Floor | 185,7m <sup>2</sup> x R190.00  | 185,7m <sup>2</sup> x R25.00  | 8 x R1050.00     | -               | 1 x R650.00  | 33m <sup>2</sup> x R85.00   | -                 | R 800/m <sup>2</sup> *                 | Immediate             |
| 1s Ground Floor            | 639,5m <sup>2</sup> x R190.00  | 639,5m <sup>2</sup> x R25.00  | 26 x R1050.00    | -               | 3 x R650.00  | 42m <sup>2</sup> x R85.00   | -                 | R 800/m <sup>2</sup> *                 | Immediate             |
| 1st Floor                  | 384,9m <sup>2</sup> x R190.01  | 384,9m <sup>2</sup> x R25.01  | 16 x R1050.00    | -               | 2 x R650.00  | -                           | -                 | R 800/m <sup>2</sup> *                 | Immediate             |
| 1st Floor                  | 303,7m <sup>2</sup> x R190.02  | 303,7m <sup>2</sup> x R25.02  | 13 x R1050.00    | -               | 2 x R650.00  | -                           | -                 | R 800/m <sup>2</sup> *                 | Immediate             |
| 1st Floor                  | 655,8m <sup>2</sup> x R190.03  | 655,8m <sup>2</sup> x R25.03  | 27 x R1050.00    | -               | 4 x R650.00  | 42,4m <sup>2</sup> x R85.00 | -                 | R 800/m <sup>2</sup> *                 | Immediate             |
| 2nd Floor/ Roof            | 1344,4m <sup>2</sup> x R190.00 | 1344,4m <sup>2</sup> x R25.00 | 56 x R1050.00    | -               | 8 x R650.00  | 70m <sup>2</sup> x R85.00   | -                 | R 800/m <sup>2</sup> *                 | Immediate             |

The Building is also available for sale at a price of R115 000 000,00 plus VAT

Building is Sub dividable by floor. Minimum size of 185,7m<sup>2</sup>

**Waverley Office Park-Phase 3 (14 Kelvin Road, Bramley)**

| Premises            | Rentable Area                | Assessment Rates (Estimated) | Basement Parking | Covered Parking | Open Parking | Storage                   | Terrace                    | Installation Allowance      | Occupation For Fitout |
|---------------------|------------------------------|------------------------------|------------------|-----------------|--------------|---------------------------|----------------------------|-----------------------------|-----------------------|
| Waverley Building 3 | 3438m <sup>2</sup> x R110.00 | 3438m <sup>2</sup> x R20.00  | 43 x R750.00     | 67 x R650       | 56 x R550.00 | 65m <sup>2</sup> x R75.00 | 158m <sup>2</sup> x R75.00 | R1000.00 per m <sup>2</sup> | Immediate             |

The Building is also available for sale at a price of R95 000 000,00 plus VAT. Building includes a PV solution, Generator, Back-up water and Energy efficient

**PHASE 2 OXFORD & GLENHOVE PRECINCT (112 Oxford Road)**

| Premises         | Rentable Area                 | Current Assessment Rates     | Basement Parking    | Storage                                | Balcony / Terrace            | Installation Allowance | Occupation For Fitout |  |  |
|------------------|-------------------------------|------------------------------|---------------------|--|------------------------------|------------------------|-----------------------|--|--|
| Phase 2: Block 3 | ±6300m <sup>2</sup> x R200.00 | ±6300m <sup>2</sup> x R35.00 | 287 x R1 150.00/Bay | ±600m <sup>2</sup> R100/m <sup>2</sup> | ±140m <sup>2</sup> x R100.00 | R1000/m <sup>2</sup>   | 01-Oct-19             |  |  |
| Phase 2: Block 4 | ±3392m <sup>2</sup> x R200.00 | ±3392m <sup>2</sup> x R35.00 | 150 x R1 150.00/Bay | ±365m <sup>2</sup> R100/m <sup>2</sup> | ±142m <sup>2</sup> x R100.00 | R1000/m <sup>2</sup>   | 01-Oct-19             |  |  |

## NEW DEVELOPMENTS

### OXFORD & GLENHOVE - LEASE ONLY (114 & 116 Oxford Road, Houghton Estate)

| Premises                       | Rentable Area                | Current Assessment Rates | Basement Parking | Storage                    | Balcony / Terrace | Installation Allowance | Occupation For Fitout |  |  |
|--------------------------------|------------------------------|--------------------------|------------------|----------------------------|-------------------|------------------------|-----------------------|--|--|
| <b>Building 2</b>              |                              |                          |                  |                            |                   |                        |                       |  |  |
| Building 2 3rd Floor: Suite 19 | ±374m <sup>2</sup> x R198.00 | R13,641.31               | 15 x R1,050.00   | ±25m <sup>2</sup> x R90.00 | -                 | R 650/m <sup>2</sup> * | Immediate             |  |  |

### OXFORD & GLENHOVE - 3RD PARTY LEASE ONLY (114 & 116 Oxford Road, Houghton Estate)

| Premises                       | Rentable Area                | Current Assessment Rates | Basement Parking | Storage                    | Balcony / Terrace          | Installation Allowance | Occupation For Fitout | Contact Details                      |
|--------------------------------|------------------------------|--------------------------|------------------|----------------------------|----------------------------|------------------------|-----------------------|--------------------------------------|
| <b>Building 2</b>              |                              |                          |                  |                            |                            |                        |                       |                                      |
| Building 2 1st Floor: Suite 15 | ±315m <sup>2</sup> x R198.00 | R11,896.49               | 12 x R1,050.00   | ±19m <sup>2</sup> x R90.00 | ±11m <sup>2</sup> x R90.00 | R 650/m <sup>2</sup> * | Immediate             | Peter Raubenheimer<br>(082) 655 2250 |

## EXISTING STOCK

### 101 CENTRAL STREET (101 Central Street, Houghton)

| Premises                 | Rentable Area                | Assessment Rates            | Basement Parking | Covered Parking | Open Parking | Storage                    | Terrace | Refurbishment Allowance | Occupation For Fitout |
|--------------------------|------------------------------|-----------------------------|------------------|-----------------|--------------|----------------------------|---------|-------------------------|-----------------------|
| Building 2: Ground Floor | ±393m <sup>2</sup> x R119.00 | ±393m <sup>2</sup> x R26.34 | 9 x R550.00      | 4 x R475.00     | 3x R400.00   | ±39m <sup>2</sup> x R57.00 | -       | Negotiable              | Immediate             |
| Building 2: First Floor  | ±750m <sup>2</sup> x R119.00 | ±750m <sup>2</sup> x R26.34 | 18 x R550.00     | 8 x R475.00     | 7x R400.00   | ±39m <sup>2</sup> x R57.00 | -       | Negotiable              | Immediate             |

### KATHERINE & WEST (Corner Katherine Road & West Street, Sandton)

| Premises            | Rentable Area (Incl. Assessment Rates) | Basement Parking                  | Open Parking | Storage                    | Balcony / Terrace | Installation Allowance |  | Occupation For Fitout |
|---------------------|--|-----------------------------------|--------------|----------------------------|-------------------|------------------------|--|-----------------------|
| 7th Floor: Unit 44a | 619.85m <sup>2</sup> x R189.00         | 21 x R1,150.00<br>(4 tandem bays) | -            | ±13m <sup>2</sup> x R80.00 | -                 | R 650/m <sup>2</sup> * |  | Immediate             |

### GREENSTONE HILL OFFICE PARK (1836 Emerald Blvd, Modderfontein, Edenvale, 169)

| Premises            | Rentable Area (Incl. Assessment Rates) | Basement Parking | Open Parking | Storage             | Balcony / Terrace  | Installation Allowance |  | Occupation For Fitout |
|---------------------|--|------------------|--------------|---------------------|--------------------|------------------------|--|-----------------------|
| Building 1: Unit F4 | ±261m <sup>2</sup> x R145.00           | 7 x R650.00      | 6 xR450.00   | 10,20m <sup>2</sup> | 10,2m <sup>2</sup> | R350/m <sup>2</sup>    |  | 01-Nov-19             |

The Unit is also available for sale at a price of R 4 567 500.00

### CULROSS ON MAIN (34 Culross Rd, Bryanston)

| Premises             | Rentable Area               | Assessment Rates (Estimated) | Basement Parking | Covered Parking | Open Parking | Storage                     | Terrace | Installation Allowance | Occupation For Fitout |
|----------------------|-----------------------------|------------------------------|------------------|-----------------|--------------|-----------------------------|---------|------------------------|-----------------------|
| Building 2 1st Floor | 244m <sup>2</sup> x R156.00 | 244m <sup>2</sup> x R16.00   | 5 x R675.00      | 1 x R550.00     | 5x R450.00   | 6,56m <sup>2</sup> x R80.00 | 0       | Negotiable             | 01-Nov-19             |

Unless otherwise indicated, the amounts quoted above are Gross Rentals and exclude Assessment Rates, as indicated. All amounts shown are VAT Exclusive.

- All introductions must be made in writing and acknowledged by us in writing.
- As soon as possible thereafter it is the agents' responsibility to arrange a meeting between the client and ourselves.
- Unless we have met with the client within 30 (thirty) days of the introduction, the introduction will lapse.

### **COMMISSION:**

*Lease commission will be calculated at:*

*5% on the first 2 year's gross rentals (excluding assessment rates);*

*2,5% on the next 3 year's gross rentals (excluding assessment rates);*

*1,5% on the next 3 year's gross rentals (excluding assessment rates); and*

*1% on the balance (excluding assessment rates), plus Value Added Tax*

*Commission will be reduced where concessions have been negotiated by the Tenant or where the space being leased is over 1,000m<sup>2</sup>*

*Commission on sales will be by negotiation.*

*Payment of commission on new leases will be made after:*

*(1) signature of the lease;*

*(2) receipt by us of the lease security;*

*(3) receipt by us of the first month's rent; and*

*(4) upon physical occupation of the premises by the tenant.*

*Payment on sales commission will be made on transfer of the property.*

*E&OE*

**FOR ALL LEASING & VACANCY ENQUIRIES PLEASE CONTACT:**

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