

June 2020 VACANCY SCHEDULE



(011) 727 3600
www.barrow.co.za

*** 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 ² x R190.00	185,7m ² x R36.64	8 x R1050.00	-	1 x R650.00	33m ² x R85.00	-	R 800/m ² *	Immediate
Ground Floor	639,5m ² x R190.00	639,5m ² x R36.64	26 x R1050.00	-	3 x R650.00	42m ² x R85.00	-	R 800/m ² *	Immediate
1st Floor	384,9m ² x R190.00	384,9m ² x R36.64	16 x R1050.00		2 x R650.00			R 800/m ² *	Immediate
1st Floor	303,7m ² x R190.00	303,7m ² x R36.64	13 x R1050.00		2 x R650.00			R 800/m ² *	Immediate
1st Floor	655,8m ² x R190.00	655,8m ² x R36.64	27 x R1050.00		4 x R650.00	42,4m ² x R85.00		R 800/m ² *	Immediate
2nd Floor/ Roof	1344,4m ² x R190.00	1344,4m ² x R36.64	56 x R1050.00	-	8 x R650.00	70m ² x R85.00		R 800/m ² *	Immediate

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

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
Ground Floor Suite B	615,84m ² x R110.00	615,84m ² x R20.00	8 x R750.00	12 x R650	10 x R550.00	14,81m ² x R75.00	-	R1000/m ² *	Immediate
1st Floor Suite C	1200,42m ² x R110.00	1200,42m ² x R20.00	15 x R750.00	24 x R650	20 x R550.00	35,29m ² x R75.00	-	R1000/m ² *	Immediate

Building includes 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	5939m ² x R205.00	5939m ² x R35.00	287 x R1 150.00/Bay	±600m ² R100/m ²	±242m ² x R90.00	R1000/m ² *	Immediate		
Phase 2: Block 4	3419m ² x R205.00	3419m ² x R35.00	150 x R1 150.00/Bay	±365m ² R100/m ²	±140m ² x R90.00	R1000/m ² *	Immediate		

NEW DEVELOPMENTS

PARK LANE WEST (MENLYN MAINE, PRETORIA)

Premises	Rentable Area	Operating Cost Rates	Estimated Assessment Rates	Basement Parking	Balcony / Terrace	Installation Allowance	Occupation For Fitout	Contact
Ground Floor - 7th Floor	from 250 - 5 500m ² x R170.00	R 30/m ²	35/m ²	R1,000.00	R 90,00	R 1000/m ² *	01-Apr-20	Thys Greeff 083 452 7940 thys@menlynmaine.co.za

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
Building 2								
Building 2 1st Floor: Suite 15	±315m ² x R198.00	R11,896.49	12 x R1,050.00	±19m ² x R90.00	±11m ² x R90.00	R 650/m ² *	Immediate	Peter Raubenheimer (082) 655 2250

EXISTING STOCK

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		
Building 2 Ground Floor: Suite 6	±138m ² x R230.00	Inlc in R230	5x R1,050.00	-	-	Furnished	Immediate		

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: First Floor	±750m ² x R99.00	±750m ² x R26.34	18 x R550.00	8 x R475.00	7x R400.00	±39m ² x R57.00	-	Negotiable	Immediate

SUBDIVISIBLE

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 ² x R189.00	21 x R1,150.00 (4 tandem bays)	-	±13m ² x R80.00	-	R 650/m ² *	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 ² x R129.00	7 x R650.00	6 x R450.00	10,20m ²	10,2m ²	R350/m ²	Immediate	

The Unit is also available for sale at a price of R 3 999 999.00

CULROSS ON MAIN (34 Culross Rd, Bryanston)

Premises	Rentable Area	Assessment Rates (Estimated)	Basement Parking	Covered Parking	Open Parking	Storage	Installation Allowance	Occupation For Fitout	
Building 2 1st Floor	244m ² x R156.00	244m ² x R16.00	5 x R675.00	1 x R550.00	5x R450.00	6,56m ² x R80.00	Negotiable	Immediate	
Building 6: Ground Floor	768,93m ² x R159.00	768,93m ² x R16.00	14 x R675.00	16 x R550.00	19 x R450.00	5,47m ² x R80.00	Negotiable	Immediate	

THE CROSSING (372 Main Road Rd, Bryanston)

First Floor: Suite F4	±249m ² x R159.00	±249m ² x R16.00	8 x R750.00	-	3 x R450.00	-	R 350/m ²	Immediate	
-----------------------	------------------------------	-----------------------------	-------------	---	-------------	---	----------------------	-----------	--

Waverley Office Park-Phase 1 (15 Forest Road, Bramley)

Premises	Rentable Area	Assessment Rates (Estimated)	Basement Parking	Covered Parking	Open Parking	Storage	Terrace	Installation Allowance	Occupation For Fitout
Ground Floor Building 1	485m ² x R119.00	485m ² x R26.28	13 x R750.00	-	13 x R550.00	4,81m ² x R75.00	-	Furnished	Immediate
Building 2	997,21m ² x R119.01	997,21,m ² x R26.29	26 x R750.00		34 x R550.00	8,65m ² x R75.00	186,63m ² x R30	Furnished	01-Aug-20

The Green on Glenhove (60 Glenhove Road, Melrose Estate)

Premises	Rentable Area	Assessment Rates (Estimated)	Basement Parking	Basement Tandem Parking	Open Parking	Storage	Terrace	Installation Allowance	Occupation For Fitout
Top Floor (2nd floor)	940,89m ² x R175.00	940,89m ² x R31,74	26 x R950,00	4 x R750.00	12 x R550.00	TBCm ² x R80.00	116m ² x R90/m ²	R500/m ²	01-Aug-20

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 1,000m²

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:

Paul Barrow

083 253 9387

paul@barrow.co.za

Mark Uhlmann

083 607 8570

marku@barrow.co.za