




# Property Vacancy Schedule

December 2019

		Gauteng - GLA	Western Cape - GLA	Other Provinces - GLA	Contact	Phone
	Office	51,523	345	7,000	Dennis Helyar	071 351 5437
	Industrial	99,293	0	14,662	Daniel des Tombe	072 535 0942
	Retail	4,926	451	842	Burger Bothma	073 369 6282

Out of the Ordinary®





# Property Vacancy Schedule

December 2019

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Dennis Helyar (DH) | 083 604 0535 | dennis.helyar@investec.co.za

Leasing: 011 291 3591

Gauteng														
Office														
Property name	Address	Region	Vacancy size (m <sup>2</sup> )	Building	Floor	Rate per m <sup>2</sup>				Parking	Availability	Additional comments	Keys	Contact
						Gross rental	Net rental	Operational cost	Assessment rates					
<b>Fourways</b>														
Nicol Grove, Saatchi Saatchi	[Building 11] Design Quarter District, Cnr William Nicol Road & Leslie Avenue	JHB	503	Building 11	2nd floor	R 155.00	R 115.72	R 21.48	R 17.80	R 800.00	Immediate	Generator Backup	With security	DH
Nicol Grove, Business Centre	[Building 1] Design Quarter District, Cnr William Nicol Road & Leslie Avenue	JHB	725	Building 1	1st floor	R 155.00	R 115.72	R 21.48	R 17.80	R 800.00	Immediate	Generator Backup / Sub divisible to 568m <sup>2</sup>	With security	DH
Nicol Grove, Old Mutual	[Building 3] Design Quarter District, Cnr William Nicol Road & Leslie Avenue	JHB	181	Building 3	Ground floor	R 155.00	R 115.72	R 21.48	R 17.80	R 800.00	Immediate	Generator Backup	With security	DH
Nicol Grove, Building 4	[Building 4] Design Quarter District, Cnr William Nicol Road & Leslie Avenue	JHB	1,289	Building 4	Ground, 1st & 2nd floor	R 155.00	R 115.72	R 21.48	R 17.80	R 800.00	Jul-20	Generator Backup	With Landlord	DH
<b>Bryanston</b>														
2929 on Nicol	[Building 2] 2929 William Nicol Drive, Bryanston, Johannesburg	JHB	2,120	Building 2	2nd floor	R 180.00	R 135.22	R 25.00	R 19.78	R 800.00	Immediate	Generator and water back up	With security	DH
<b>Bryanston</b>														
The Braes	[Stratford House] 3 & 5 Eaton Avenue. Brvanston.	JHB	373	Stratford House	Ground floor	R 140.00	R 91.65	R 27.42	R 20.93	R 700.00	2 months notice	Generator and water back up	Contact landlord	DH
		JHB	464	Stratford House	2nd floor	R 140.00	R 91.65	R 27.42	R 20.93	R 700.00	Immediate	Generator and water back up	Contact landlord	DH
<b>Sandton</b>														
1 Protea Place	1 Protea Place, Sandton	JHB	824		1st Floor	R 170.00	R 124.72	R 25.00	R 20.28	R 1,050.00	Immediate	Generator and water back up	With security	DH
		JHB	692		1st floor	R 170.00	R 124.72	R 25.00	R 20.28	R 1,050.00	Immediate	Generator and water back up	With security	DH
3 Sandown	Sandown Valley Crescent, Sandown, Sandton	JHB	215		Ground floor, North block	R 155.00	R 96.27	R 32.21	R 26.52	R 950.00	Immediate	Generator and water back up	With security	DH
		JHB	820		First floor, North block	R 155.00	R 96.27	R 32.21	R 26.52	R 950.00	Immediate	Generator and water back up	With security	DH
		JHB	410		Second floor, South Block	R 155.00	R 96.27	R 32.21	R 26.52	R 950.00	Immediate	Generator and water back up	With security	DH
		JHB	652		Second floor, South Block	R 155.00	R 96.27	R 32.21	R 26.52	R 950.00	Immediate	Generator and water back up	With security	DH
JHB	417		Second floor, North Block	R 155.00	R 96.27	R 32.21	R 26.52	R 950.00	Immediate	Generator and water back up	With security	DH		

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Gauteng														
Office														
Property name	Address	Region	Vacancy size (m <sup>2</sup> )	Building	Floor	Rate per m <sup>2</sup>				Parking	Availability	Additional comments	Keys	Contact
						Gross rental	Net rental	Operational cost	Assessment rates					
<b>4 Sandown</b>	4 Sandown Valley Crescent, Sandown, Sandton	JHB	572		Ground floor- North Block	R 165.00	R 103.14	R 40.30	R 21.56	R 980.00	Immediate	Generator and water back up. Ground floor refurb	With security	DH
		JHB	477		Ground floor- South Block	R 165.00	R 103.14	R 40.30	R 21.56	R 980.00	Immediate	Generator and water back up. Ground floor refurb	With security	DH
		JHB	770		1st Floor- North Block	R 165.00	R 103.14	R 40.30	R 21.56	R 980.00	Immediate	Generator and water back up. Ground floor refurb	With security	DH
		JHB	789		1st floor- South Block	R 165.00	R 103.14	R 40.30	R 21.56	R 980.00	Immediate	Generator and water back up. Ground floor refurb	With security	DH
		JHB	793		3rd floor- North block	R 165.00	R 103.14	R 40.30	R 21.56	R 980.00	Immediate	Generator and water back up. Ground floor refurb	With security	DH
		JHB	794		4th floor- South block	R 165.00	R 103.14	R 40.30	R 21.56	R 980.00	Immediate	Generator and water back up. Ground floor refurb	With security	DH
<b>Woodmead</b>														
Woodmead North Office Park	[Building C], 54 Maxwell Drive, Woodmead	JHB	665	Building C	Ground floor	R 165.00	R 120.00	R 25.00	R 20.00	R 650.00	Jan-20	Generator and water back up	Contact Landlord	DH
<b>Pretoria</b>														
Greenhill Village	(Lynnwood Road) Cnr Nentabos & Botterklapper Streets, Lynnwood	PTA	301	Candlewood	Ground floor	R 160.00	R 119.01	R 23.64	R 17.35	R 650.00	2 months' notice	Generator and water back up	With landlord	DH
<b>Developments</b>														
96 Rivonia	96 Rivonia Road, Sandton	JHB	329		Ground floor	R 267.00	R 195.00	R 35.00	R 37.00	R 1,200.00	Immediate	Generator and water back up	Landlord	DH
			963		1st Floor	R 267.00	R 195.00	R 35.00	R 37.00	R 1,200.00	Immediate	Generator and water back up	Landlord	DH
			1,236		2nd Floor	R 267.00	R 195.00	R 35.00	R 37.00	R 1,200.00	Immediate	Generator and water back up	Landlord	DH
			1,236		3rd Floor	R 267.00	R 195.00	R 35.00	R 37.00	R 1,200.00	Immediate	Generator and water back up	Landlord	DH
			1,827		5th Floor	R 267.00	R 195.00	R 35.00	R 37.00	R 1,200.00	Immediate	Generator and water back up	Landlord	DH
			1,816		6th Floor	R 267.00	R 195.00	R 35.00	R 37.00	R 1,200.00	Immediate	Generator and water back up	Landlord	DH



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Dennis Helyar (DH) | 083 604 0535 | dennis.helyar@investec.co.za

Leasing: 011 291 3591

## Gauteng

### Office

Property name	Address	Region	Vacancy size (m²)	Building	Floor	Rate per m²				Parking	Availability	Additional comments	Keys	Contact
						Gross rental	Net rental	Operational cost	Assessment rates					
61 Katherine	61 Katherine Street, Sandton	JHB	276		Ground floor	R 199.00	R 135.00	R 37.50	R 26.50	R 1,050.00	Immediate	Generator Backup	Landlord	DH
			964		2nd floor	R 199.00	R 135.00	R 37.50	R 26.50	R 1,050.00	Immediate	Generator Backup	Landlord	DH
			539		2nd floor	R 199.00	R 135.00	R 37.50	R 26.50	R 1,050.00	Immediate	Generator Backup	Landlord	DH
			1,327		3rd floor	R 199.00	R 135.00	R 37.50	R 26.50	R 1,050.00	Immediate	Generator Backup	Landlord	DH
			552		5th Floor	R 199.00	R 135.00	R 37.50	R 26.50	R 1,050.00	Immediate	Generator Backup	Landlord	DH
15 Chaplin	15 Chaplin, Illovo	JHB	1,442		Ground floor	R 246.00	R 180.00	R 35.00	R 31.00	R 1,050.00	Jun-19		Landlord	DH
			1,471		1st Floor	R 246.00	R 180.00	R 35.00	R 31.00	R 1,050.00	Jun-19		Landlord	DH
			1,493		2nd Floor	R 246.00	R 180.00	R 35.00	R 31.00	R 1,050.00	Jun-19		Landlord	DH



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Daniel des Tombe (DDT) | 072 535 0942 | Daniel.DesTombe@investec.co.za

Leasing: 011 286 9152

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Gauteng												
Industrial												
Property name	Address	Region	Vacancy size (m <sup>2</sup> )	Rate per m <sup>2</sup>					Availability	Additional comments	Keys	Contact
				Gross rental	Net rental	Operational cost	Assessment rates	Insurance				
<b>Alrode</b>												
<u>Alrode Multipark</u>	Alrode Multi Park, J G Strijdom Road, Alberton	JHB	21,768	R 50.00	R 42.06	R 3.95	R 3.53	R 0.46	Apr-20 (possibly earlier)	Warehousing premises within a secure industrial park	Contact Landlord	DDT
			7,177	R 50.00	R 42.06	R 3.95	R 3.53	R 0.46	Oct-20	Warehousing premises within a secure industrial park	Contact Landlord	DDT
			7,242	R 50.00	R 42.06	R 3.95	R 3.53	R 0.46	Oct-20	Warehousing premises within a secure industrial park	Contact Landlord	DDT
			6,735	R 50.00	R 42.06	R 3.95	R 3.53	R 0.46	Apr-20 (possibly earlier)	Warehousing premises within a secure industrial park	Contact Landlord	DDT
			1,073	R 65.00	R 57.06	R 3.95	R 3.53	R 0.46	1 month's notice	Office within secure industrial park	Contact Landlord	DDT
			818	R 65.00	R 57.06	R 3.95	R 3.53	R 0.46	Immediate	Office within secure industrial park	Contact Landlord	DDT
			392	R 65.00	R 57.06	R 3.95	R 3.53	R 0.46	Immediate	Office within secure industrial park	Contact Landlord	DDT
32 Potgieter Street, Alrode	32 Potgieter Street, Alrode	JHB	26,635	R 45.00	R 41.76	Tenant's account	R 2.90	R 0.34	2 month's notice	Entire building - subdivisible (19,448m <sup>2</sup> and 7,157m <sup>2</sup> )	Contact Landlord	DDT
		JHB	7,157	R 45.00	R 41.76	Tenant's account	R 2.90	R 0.34	Immediately	Power supply: 1 transformer with 1,600amps supply capacity	Contact Landlord	DDT
<b>Longmeadow/ Longlake</b>												
Mastiff Drive	Mastiff Drive, Linbro, Gauteng	JHB	4,881	R 65.00		Tenant's account	R 9.35	R 0.47	Apr-20	Entire building within a secure business park	Contact Landlord	DDT
25 Nguni Drive	25 Nguni Drive, Longmeadow, Gauteng	JHB	13,088	R 75.00		Tenant's account	R 7.52	R 0.39	Apr-20	Entire building within a secure business park	Contact Landlord	DDT
<b>East Rand</b>												

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Leasing: 011 286 9152

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Gauteng												
Industrial												
Property name	Address	Region	Vacancy size (m <sup>2</sup> )	Rate per m <sup>2</sup>					Availability	Additional comments	Keys	Contact
				Gross rental	Net rental	Operational cost	Assessment rates	Insurance				
95 Main Reef Road	95 Main Reef Road, Anderbolt, Boksburg	JHB	1,000	R 48.00	R 35.23	R 7.27	R 5.02	R 0.48	Immediate	Warehousing premises within a secure industrial park	Contact Landlord	DDT
			507	R 48.00	R 35.23	R 7.27	R 5.02	R 0.48	Immediate	Warehousing premises within a secure industrial park	Contact Landlord	DDT
			270	R 48.00	R 35.23	R 7.27	R 5.02	R 0.48	Immediate	Warehousing premises within a secure industrial park	Contact Landlord	DDT
			155	R 48.00	R 35.23	R 7.27	R 5.02	R 0.48	1 month's notice	Warehousing premises within a secure industrial park	Contact Landlord	DDT
Hennospark- Centurion												
52 Jakaranda	52 Jakaranda Street, Hennospark	PTA	2,694 Yard- 13,022	TBC		Tenant's account	R 13.43	R 0.97	TBC	Entire building	Contact Landlord	DDT
Kya Sand												
<u>Rietvallei Road</u>	Rietvallei Road, Cosmo City, Kya Sands	JHB	5,757	R 65.00	R 59.52	Tenant's account	R 5.05	R 0.42	Immediate	Entire building within a secure business park	Contact Landlord	DDT



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Burger Bothma (BB) | 073 369 6282 | burger.bothma@investec.co.za

Leasing: 011 286 9152

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## Gauteng

### Retail

Property name	Address	Region	Vacancy size (m <sup>2</sup> )	Rate per m <sup>2</sup>				Availability	Additional comments	Keys	Contact
				Gross rental	Net rental	Operational cost	Assessment rates				
<b>Johannesburg North</b>											
Balfour Park Shopping Centre	Cnr Johannesburg Road & Louis Botha Avenue, Highlands North, Kensington	Shop 171	327	R 182.54	R 120.00	R 40.00	R 22.54	Immediate			BB
		Shop 195	110	R 182.54	R 120.00	R 40.00	R 22.54	Immediate			BB
		Shop 114	120	R 182.54	R 120.00	R 40.00	R 22.54	Immediate			BB
		Shop 143	110	R 182.54	R 120.00	R 40.00	R 22.54	Immediate			BB
		Shop 124C	1,436	R 132.54	R 70.00	R 40.00	R 22.54	Immediate			BB
		Shop 127A	67	R 182.54	R 120.00	R 40.00	R 22.54	Jul-19			BB
		Shop 107	95	R 184.42	R 140.00	R 20.00	R 24.42	Nov-19			BB
		Shop 165	456	R 182.54	R 120.00	R 40.00	R 22.54	Nov-19			BB
		Shop 229	436	R 182.54	R 120.00	R 40.00	R 22.54	Sep-19			
		Shop 215	698	R 182.54	R 120.00	R 40.00	R 22.54	Immediate			
Balfour Park Offices	Cnr Johannesburg Road & Louis Botha Avenue, Highlands North, Kensington	JHB	131	R 49.54	R 20.00	R 7.00	R 22.54	Immediate			BB





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Burger Bothma (BB) | 073 369 6282 | burger.bothma@investec.co.za

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## Gauteng

### Retail

Property name	Address	Region	Vacancy size (m <sup>2</sup> )	Rate per m <sup>2</sup>				Availability	Additional comments	Keys	Contact
				Gross rental	Net rental	Operational cost	Assessment rates				
<b>Design Quarter</b>											
	William Nicol Dr & Leslie Ave, Magaliessig, Sandton, 2067	Shop 008	170	R 213.00	R 165.00	R 20.00	R 28.00	Immediate			
		Shop 018	126	R 488.00	R 400.00	R 60.00	R 28.00	Mar-20			
		Shop 060	65	R 513.00	R 420.00	R 65.00	R 28.00	Immediate			
<b>Builders Warehouse Tiger Wheel and Tyre The Glen</b>											
	5 Lois Road, Gleneagles, South Africa, 2091		479	188.26	R 180.00		R 8.26	Aug-19		FNM	
<b>Vanderbijl Park</b>											
Checkers Hyper Centre Vanderbijlpark	165 Jan van Riebeeck Boulevard, Vanderbijlpark	JHB	100	R 195.00	R 165.00	R 22.00	R 8.00	Immediate		BB	



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Leasing: 011 291 3591

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## Western Cape

### Office

Property name	Address	Region	Vacancy size (m <sup>2</sup> )	Rate per m <sup>2</sup>				Parking	Availability	Additional Comments	Keys	Building	Floor	Comments
				Gross rental	Net rental	Operational cost	Assessment rates							
Union Castle	55 St. Georges Mall, Cape Town	WP	345	R 120.00	R 85.00	R 17.00	R 18.00	Upon Request	Immediately	Generator Backup	Contact Landlord	Union Castle	11th floor	DH
<b>De Bron, Tyger Valley</b>														
Barinors Vineyard	99 Jip De Jager Drive, De Bron, Tyger Valley	WP	600	R 180.00	R 135.00	R 27.52	R 17.48	R 750.00	Feb-20	Generator & water back up	Contact Landlord	Vinebridge	Ground & 1st floor	DH
Barinors Vineyard	99 Jip De Jager Drive, De Bron, Tyger Valley	WP	619	R 180.00	R 135.00	R 27.52	R 17.48	R 750.00	Jan-20	Generator & water back up	Contact Landlord	BJM House	Ground & 1st floor	DH



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Maude Kaweesa (MK) | 083 292 4514 |

Leasing: 011 286 8671

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## Western Cape

### Retail

Property name	Address	Region	Vacancy size (m <sup>2</sup> )	Rate per m <sup>2</sup>				Availability	Additional comments	Keys	Contact
				Gross rental	Net rental	Operational cost	Assessment rates				
<b>Stellenbosch</b>											
<u>Zevenwacht Mall</u>	Cnr Van Riebeeck & Polkadraai Road, Kuils River	CPT	213					Upon Request	Immediate		MK
			122					Upon Request	Immediate		MK
			80					Upon Request	Immediate		MK
			36					Upon Request	Immediate		MK

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Dennis Helyar (DH) | 083 604 0535 | dennis.heylar@investec.co.za

Leasing: 011 291 3591

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Kwazulu-Natal



Office

Property name	Address	Region	Vacancy size (m <sup>2</sup> )	Rate per m <sup>2</sup>				Parking	Availability	Additional comments	Keys	Building	Floor	Contact
				Gross rental	Net rental	Operational cost	Assessment rates							
Umhlanga														
Nedbank Umhlanga	2 Ncondo Drive, Umhlanga Rocks	KZN	7,000	R 185.00	R 136.80	R 25.21	R 22.99	R 850.00	Immediate	Generator and water back up. Subject to tenant availability.	With Landlord	Nedbank Building	Whole building	DH

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Daniel des Tombe (DDT) | 072 535 0942 | Daniel.DesTombe@investec.co.za

Leasing: 011 286 9152

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Other



Industrial

Property name	Address	Region	Vacancy size (m <sup>2</sup> )	Rate per m <sup>2</sup>					Availability	Additional comments	Keys	Contact
				Gross rental	Net rental	Operational cost	Assessment rates	Insurance				
Kwazulu-Natal												
25 Imvubu	25 Imvubu Park Place, Riverhorse Valley, Durban	KZN	8,459		R 75.00	Tenant's account	Tenant's account	Tenant's account	Immediate	Entire building: large yard and ample roller doors/ docks on site	Contact Landlord	DDT
<u>Lerwick Road</u>	1 Lerwick Road, Mobeni East, Durban	KZN	6,203	R 45.00	R 36.05	Tenant's account	R 7.92	R 1.02	Immediate		Contact Landlord	DDT





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Maude Kaweesa | 083 292 4514 maude.kaweesa@investec.co.za

Leasing: 011 286 8671

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Other

Retail

Property name	Address	Region	Vacancy size (m <sup>2</sup> )	Rate per m <sup>2</sup>				Availability	Additional comments	Keys	Contact	Contact
				Gross rental	Net rental	Operational cost	Assessment rates					
Kriel												
Kriel Mall	Bronwyn Street, Kriel	MP	379					Upon Request	Immediate			MK MK
			53					Upon Request	Immediate			MK MK
			29					Upon Request	Immediate			MK MK
			31					Upon Request	Immediate			MK MK
			30					Upon Request	Immediate			MK MK
			22					Upon Request	Immediate			MK MK
			13					Upon Request	Immediate			Mk Mk
Newcastle												
Newcastle Mall	Cnr Oak and Ladysmith Road, Newcastle Mall	KZN	285					Upon Request	Immediate			MK MK