






## Property Vacancy Schedule

June 2020

		Gauteng - GLA	Western Cape - GLA	Other Provinces - GLA	Contact	Phone
	Office	53,769	677	9,306	Dennis Helyar	083 604 0535
	Industrial	138,444	0	2,306	Daniel des Tombe	072 535 0942
	Retail	14,110	451	994	Burger Bothma	073 369 6282

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Property



# Property Vacancy Schedule

June 2020

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

Leasing: 011 291 3147

## 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					
<b>Fourways</b>														
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 110.62	R 26.04	R 18.34	R800 Basement, R700 Shadenet,R600 Open	Immediate	Generator Backup	With security	DH
Nicol Grove, Old Mutual	[Building 3] Design Quarter District, Cnr William Nicol Road & Leslie Avenue	JHB	371	Building 3	Ground floor	R 155.00	R 110.62	R 26.04	R 18.34	R800 Basement, R700 Shadenet,R600 Open	Aug-20	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 110.62	R 26.04	R 18.34	R800 Basement, R700 Shadenet,R600 Open	Aug-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 125.98	R 35.52	R 18.50	R800 Basement, R700 Shadenet,R600 Open	Immediate	Generator and water back up- <b>Subdivisible into two units c. 1,100m²</b>	With security	DH
<b>Bryanston</b>														
The Braes	[Stratford House] 3 & 5 Eaton Avenue, Bryanston, Johannesburg	JHB	373	Stratford House	Ground floor	R 140.00	R 82.52	R 35.40	R 22.08	R700 Basement, R600 Shadenet,R500 Open	Immediate	Generator and water back up. <b>Units can be combined to a free standing building of 941.84m²</b>	Contact landlord	DH
		JHB	464	Stratford House	1st floor	R 140.00	R 82.52	R 35.40	R 22.08	R700 Basement, R600 Shadenet,R500 Open	Immediate		Contact landlord	DH
<b>Sandton</b>														
1 Protea Place	1 Protea Place, Sandton	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	236		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. <b>Units can be combined to a free standing building of 1,069m²</b>	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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Leasing: 011 291 3147

## 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					
4 Sandown	4 Sandown Valley Crescent, Sandown, Sandton	JHB	164		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	277		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. These two units can be combined linked by a bridge	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		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 - 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
<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	R700 Basement, R600 Shadenet,R500 Open	Immediate	Generator and water back up.	Contact Landlord	DH
<b>Pretoria</b>														
Greenhill Village	(Lynnwood Road) Cnr Nentabos & Botterklapper	PTA	428	Acacia House	Ground floor	R 160.00	R 99.56	R 35.57	R 24.87	R 650.00	Immediate	<b>2 months' notice</b>	Contact 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. <b>Rentals from R210m<sup>2</sup> for larger occupancy.</b>	Landlord	DH
			963		1st Floor	R 267.00	R 195.00	R 35.00	R 37.00	R 1,200.00	Immediate		Landlord	DH
			1,236		2nd Floor	R 267.00	R 195.00	R 35.00	R 37.00	R 1,200.00	Immediate		Landlord	DH
			1,236		3rd Floor	R 267.00	R 195.00	R 35.00	R 37.00	R 1,200.00	Immediate		Landlord	DH
			1,827		5th Floor	R 267.00	R 195.00	R 35.00	R 37.00	R 1,200.00	Immediate		Landlord	DH
			1,816		6th Floor	R 267.00	R 195.00	R 35.00	R 37.00	R 1,200.00	Immediate		Landlord	DH
61 Katherine	61 Katherine Street, Sandton	JHB	964		2nd floor	R 185.00	R 121.00	R 37.50	R 26.50	R 1,050.00	Immediate	Generator Backup	Landlord	DH
			539		2nd floor	R 185.00	R 121.00	R 37.50	R 26.50	R 1,050.00	Immediate	Generator Backup, <b>unit can be subdivided into c.270m<sup>2</sup></b>	Landlord	DH
			1,327		3rd floor	R 185.00	R 121.00	R 37.50	R 26.50	R 1,050.00	Immediate	Generator Backup	Landlord	DH
			552		5th Floor	R 185.00	R 121.00	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 242.00	R 180.00	R 37.51	R 24.49	R 1,050.00	Jun-19	Generator and water back up. <b>Rentals from R215m<sup>2</sup> for larger occupancy.</b> Ground floor is subdivisible from 300m <sup>2</sup>	Landlord	DH
			1,471		1st Floor	R 242.00	R 180.00	R 37.51	R 24.49	R 1,050.00	Jun-19		Landlord	DH
			1,493		2nd Floor	R 242.00	R 180.00	R 37.51	R 24.49	R 1,050.00	Jun-19		Landlord	DH

# Property Vacancy Schedule

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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	Unit	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				
Alrode													
<a href="#">Alrode Multipark</a>	Alrode Multi Park, J G Strijdom Road, Alberton	JHB	A&B	21,768	R 48.00	R 40.06	R 3.95	R 3.53	R 0.46	Immediately	Warehousing premises within a secure industrial park	Contact Landlord	DDT
			C2	6,735	R 48.00	R 40.06	R 3.95	R 3.53	R 0.46	Immediately	Warehousing premises within a secure industrial park	Contact Landlord	DDT
			C3	7,177	R 48.00	R 40.06	R 3.95	R 3.53	R 0.46	Oct-20	Warehousing premises within a secure industrial park	Contact Landlord	DDT
			C4	7,242	R 48.00	R 40.06	R 3.95	R 3.53	R 0.46	Oct-20	Warehousing premises within a secure industrial park	Contact Landlord	DDT
			1st Floor South Block	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
			Ground Floor South Block	818	R 65.00	R 57.06	R 3.95	R 3.53	R 0.46	Immediately	Office within secure industrial park	Contact Landlord	DDT
			Ground Floor South Block	392	R 65.00	R 57.06	R 3.95	R 3.53	R 0.46	Immediately	Office within secure industrial park	Contact Landlord	DDT
32 Potgieter Street, Alrode	32 Potgieter Street, Alrode	JHB	Building 1 & 2	26,635	R 35.00	R 31.76	Tenant's account	R 2.90	R 0.34	Immediately	Entire building - subdivisible (19,448m <sup>2</sup> and 7,157m <sup>2</sup> )	Contact Landlord	DDT
		JHB	Building 2	7,157	R 35.00	R 31.76	Tenant's account	R 2.90	R 0.34	Immediately	Power supply: 1 transformer with 1,600amps supply capacity	Contact Landlord	DDT

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## Gauteng

### Industrial

Property name	Address	Region	Unit	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>Longmeadow/ Longlake</b>													
Mastiff Drive	Mastiff Drive, Linbro, Gauteng	JHB		4,881	R 65.00	R 55.18	Tenant's account	R 9.35	R 0.47	Immediately	Entire building within a secure business park	Contact Landlord	DDT
23 Nguni Drive	23 Nguni Drive, Longmeadow, Gauteng	JHB		7,640	R68.00	-	Tenant's account	-	-	Oct-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	R 67.09	Tenant's account	R 7.52	R 0.39	Immediately	Entire building within a secure business park	Contact Landlord	DDT
<b>East Rand</b>													
72 North Reef	72 North Reef Road, Wilbart, Germiston	JHB	Office	1,925	R 65.00					Immediately	Office space available to let near Bedfordview	Contact Landlord	DDT
			Warehouse	20,331	R 55.00					Sep-20	Office space available to let near Bedfordview	Contact Landlord	DDT
95 Main Reef Road	95 Main Reef Road, Anderbolt, Boksburg	JHB	M13 & M14	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
			M13	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
			M24	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
			M10	155	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
<b>Hennospark- Centurion</b>													
52 Jakaranda	52 Jakaranda Street, Hennospark	PTA		2,694 Yard- 13,022	Contact DDT		Tenant's account			TBC	Entire building	Contact Landlord	DDT
<b>Kya Sand</b>													
Rietvallei Road	Rietvallei Road, Cosmo Business Park	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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Gauteng

Industrial

Property name	Address	Region	Unit	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				
Midrand													
<a href="#">130 Gazelle</a>	130 Gazelle Ave, Midrand	JHB		11,180	R 85.00	R 76.54	Tenant's account	R 7.68	R 0.79	Immediately	Excellent highway exposure to N1. 40:60 office to warehouse split. Entire building available and subdivisible. Shaded parking (194 bays)- R400 per bay. Open parking (113 bays)- R300 per bay	Contact Landlord	DDT



# Property Vacancy Schedule

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Leasing: 011 286 8756

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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 183.78	R 120.00	R 40.00	R 23.78	Immediate	Generator Backup. <b>Space</b>		LC
		Shop 195	110	R 183.78	R 120.00	R 40.00	R 23.78	Immediate			LC
		Shop 114	120	R 183.78	R 120.00	R 40.00	R 23.78	Jun-20			LC
		Shop 124C	1,436	R 133.78	R 70.00	R 40.00	R 23.78	Immediate			LC
		Shop 127A	67	R 183.78	R 120.00	R 40.00	R 23.78	Immediate			LC
		Shop 111	100	R 183.78	R 120.00	R 40.00	R 23.78	Immediate			LC
		Shop 107	95	R 183.78	R 120.00	R 40.00	R 23.78	Immediate			LC
		Shop 165	456	R 183.78	R 120.00	R 40.00	R 23.78	Immediate			LC
		Shop 187	503	R 183.78	R 120.00	R 40.00	R 23.78	Jul-20			LC
		Shop 229	745	R 183.78	R 120.00	R 40.00	R 23.78	Apr-20			LC
		Shop 215	368	R 183.78	R 120.00	R 40.00	R 23.78	Immediate			LC
Balfour Park Offices	Cnr Johannesburg Road & Louis Botha Avenue, Highlands North, Kensington	Office 318_319	131	R 83.78	R 20.00	R 40.00	R 23.78	Immediate			LC





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Lewis Cohen (082) 882-0340 Lewis.Cohen@investec.co.za

Leasing: 011 286 8756

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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				
		Office 312	157	R 83.78	R 20.00	R 40.00	R 23.78	Apr-20			LC
<b>Design Quarter</b>											
Design Quarter Retail	William Nicol Dr & Leslie Ave, Magaliessig, Sandton, 2067	Storeroom 004	291	R 98.00	R 70.00	R 0.00	R 28.00	Immediate			
		Shop 018	126	R 460.00	R 400.00	R 60.00	R 0.00	Immediate			LC
		Shop 060	65	R 485.00	R 420.00	R 65.00	R 0.00	Immediate			LC



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Leasing: 011 286 8756

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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>Builders Warehouse Tiger Wheel and Tyre The Glen</b>											
	5 Lois Road, Gleneagles, South Africa, 2091		758	218.26	R 210.00	R 0.00	R 8.26	Nov-19			LC
<b>Vanderbijl Park</b>											
Checkers Hyper Centre Vanderbijlpark	165 Jan van Riebeeck Boulevard, Vanderbijlpark	JHB	100	195	R 165.00	R 22.00	R 8.00	Immediate			LC
<b>Foshini CBD</b>											
Foshini CBD	Cnr Klerk and Eloff str, Johannesburg	JHB	1600	R 135.00	R 100.00	R 20.00	R 15.00	Immediate			LC
<b>BMW Boksburg Motor Showroom</b>											
BMW Boksburg Motor Showroom	accessible from Cynthia Street off North Rand Road	JHB	6555	R 118.00	R 100.00	R 10.00	R 8.00	Immediate			LC



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Leasing: 011 291 3147

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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							
<b>Cape Town CBD</b>														
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. <b>Space under offer</b>	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	227	R 180.00	R 122.74	R 32.42	R 24.84	R 750.00	3 months' notice	Generator & water back up.	Contact Landlord	Barinors South	Barinors Vineyard South Ground Floor	DH
Vinebridge Office Park	99 Jip De Jager Drive, De Bron, Tyger Valley	WP	105	R 180.00	R 122.74	R 32.42	R 24.84	R950 Basement, R800 Shadenet, R700 Open	Jun-20	Water back up.	Contact Landlord	Vinebridge	Vineyards square north Ground floor	DH



Viewings by appointment only

Maude Kaweesa (MK) | 083 292 4514 |

Leasing: 011 286 8671

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 **Western Cape**

 **Retail**

Property name	Address	Region	Vacancy size (m²)	Rate per m²				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	Generator Backup. <b>Space</b>		MK
			122	Upon Request				Immediate			MK
			80	Upon Request				Immediate			MK
			36	Upon Request				Immediate			MK

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Kwazulu-Natal															
Office															
Property name	Address	Region	Vacancy size (m²)	Rate per m²					Parking	Availability	Additional comments	Keys	Building	Floor	Contact
				Gross rental	Net rental	Operational cost	Assessment rates	Insurance							
Umhlanga															
Nedbank Umhlanga	2 Ncoondo Drive, Umhlanga Rocks	KZN	7,000	R 185.00	R 136.80	R 25.21	R 22.99		R 850.00	Immediate	Generator Backup	With Landlord	Nedbank Building	2nd & 3rd floors	DH
43 Imvubu	43 Imvubu Park Place, Riverhorse Valley	KZN	2,306	R 150.00	R 109.78	R 20.00	R 19.08	R 1.14		Immediate	Entire building: mainly office with small warehouse component Parking: covered bays (40): R550, open bays (61): R400- <b>Can be subdivided c.900m² per floor</b>	Contact Landlord		Grnd & 1st floors	DDT

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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												
43 Imvubu	43 Imvubu Park Place, Riverhorse Valley	KZN	2,306	R 150.00	R 109.78	R 20.00	R 19.08	R 1.14	Immediately	Entire building: mainly office with small warehouse component Parking: covered bays (40): R550, open bays (61): R400- <b>Can be subdivided c.900m<sup>2</sup> per floor</b>	Contact Landlord	DDT



Viewings by appointment only

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					
<b>Kriel</b>												
Kriel Mall	Bronwyn Street, Kriel	MP	379					Upon Request		Generator Backup. <b>Space</b>	MK	MK
			250					Upon Request			MK	MK
			45					Upon Request			MK	MK
			22					Upon Request			MK	MK
			13					Upon Request			Mk	Mk
<b>Newcastle</b>												
Newcastle Mall	Cnr Oak and Ladysmith Road, Newcastle Mall	KZN	285					Upon Request			MK	MK