



VACANCY SCHEDULE

TERMS & CONDITIONS

- No verbal introductions or letters of introduction will be recognised. Only a submitted Offer to Lease will be considered for acceptance.
- All amounts quoted exclude VAT
- No agent boards to be erected at properties without prior written consent
- Whereas every effort has been made to ensure that the contents of the vacancy schedule are correct, Swish Property Fund, its Associate companies and its clients 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

- Commission is payable on rental only and not recoveries, after the following conditions have been met:
 - Receipt of the fully and correctly signed original lease agreement and the original surety document where applicable
 - The receipt of the deposits, lease fee and first month's rental payment. In the absence of a cash deposit the delivery of the original bank guarantee
 - All suspensive conditions to the lease have been fulfilled
 - Receipt of a full set of FICA documentation of the tenant
 - Tenant has taken occupation of the premises
- Commission is calculated on the following guidelines unless negotiated differently between the parties:
 - 5% on the first 2 years rental
 - 2.5% on the next 3 years rental
 - 1.5% on the next 3 years rental
 - 1% on the balance
- Commission is not payable on renewals, rent free periods, options and additional space leased by the Lessee or any sale by the Lessor to the Lessee
- Swish Property Administration has sole mandate on all renewals of Swish and Associated company owned and managed properties


GENERAL CONTACT DETAILS

- Contact Person: Stephen Swanepoel
- Physical Address: 8th Floor, 80 Strand Street
- Contact Details: (021) 4477244
- Email Address: stephen@swishproperties.co.za

Upper Eastside - Woodstock

Property Type	Mixed use development			
Street Address	Section 130 of SS Upper Eastside, 31 Brickfield Road			
Suburb	Woodstock			
Province	Western Cape			
Total Building GLA	782m ²			
Description: Trendy offices with a welcoming reception. The office space has ease of access to the CBD, excellent security with numerous services on your doorstep.				
				
Location	TOTAL RENTABLE AREA /m²	R / m² EXCL VAT (Gross Rental)	AVAILABILITY	Extra information
Office space parking level 4	276	130	Immediately	Allocated parking bays Common reception and boardroom.

UNISA centre – Durban

Property Type	Commercial			
Street Address	27 Bram Fischer Road			
Suburb				
Province	Durban			
Total Building GLA	7,568m ²			
Description: Newly renovated A-grade office building with the only space not taken by UNISA available to let.				
Location	TOTAL RENTABLE AREA /m²	R / m² EXCL VAT (Gross Rental)	AVAILABILITY	Extra information
4 th floor office space	688	R 125	Immediately	Parking bays and sea views

D'URBAN SQUARE

Property type	Office and retail
Street Address	26 Bella Rosa Avenue, Tygervalley
Suburb	Bellville
Province	Western Cape
Total Building GLA	3 020m ²

Description:

Prime A-grade office space on popular High Street Tygervalley

Quick access to N1




Location	TOTAL RENTABLE AREA /m ²	R / m ² EXCL VAT (Gross Rental)	AVAILABILITY	Extra information
Unit 6	317m ²	R 145/m ²	Immediately	10 Basement parking bays at R800 each 1 Open parking bay at R500
Unit 29	102 m ²	R 165/m ²	Immediately	1 Basement parking bay at R800 3 Open parking bays at R500 each

31 Heerengracht City Centre

Major Type	Commercial with ground floor retail			
Street Address	31 Heerengracht Cape Town			
Suburb	Cape Town			
Province	Western Cape			
Total Building GLA	4, 373.50m ²			
<p>Description:</p> <p>Located in the heart of the CBD, surrounded by numerous businesses and food outlets. A high foot traffic zone.</p> <p>This prime spot creates options for clothing stores, tattoo parlours, beauty clinic, Curro shop and so much more.</p>				
Location	TOTAL RENTABLE AREA /m²	R / m² EXCL VAT (Gross Rental)	AVAILABILITY	Extra information
Ground floor shop	41.50	R230.00	Immediately	



Eerste Rivier Shopping Centre – City Centre

Street Address	14 Forest Drive			
Suburb	Eerste Rivier			
Province	Western cape			
Total Building GLA	6670			
Description:	Long standing community shopping centre anchored by Pick n Pay. Other tenants include post office, Standard bank, Pep stores, Netcare clinic.			
	 <p>Map data ©2018 AfriGIS (Pty) Ltd, Google</p>			
Location	TOTAL RENTABLE AREA /m²	R / m² EXCL VAT (Gross Rental)	AVAILABILITY	Extra information
Shop 26 A	25 m ²	R300/ m ²	Immediately	High visibility