

Vacancy Schedule (August 2017)

Baker Street Property Management

PROPERTY	PREMISES	RENTABLE AREA (m ²)	GROSS RENT / m ² (Excl Recoveries)	PARKING	PRICE / BAY	COMMENTS	CONTACT
PORTSIDE							CLIFF TOERIEN
4 BREE STREET	9th Floor (Offices)	2201,00	R 185,00	2,50 / 100	R 1 458,00		Tel: (021) 461 1660
CAPE TOWN							
	14th Floor (Offices)	424,00	"	"	"		Cell: 083 463 7049
	14th Floor (Offices)	337,00	"	"	"		Email: cliff@baker-street.co.za
	14th Floor (Offices)	271,00	"	"	"		
	15th Floor (Offices)	209,00	"	"	"		
	16th Floor (Offices)	96,00	"	"	"		
	16th Floor (Offices)	933,00	"	"	"		
	17th Floor (Offices)	215,00	"	"	"		
	17th Floor (Offices)	383,00	"	"	"		
	18th Floor (Offices)	488,00	"	"	"		
	18th Floor (Offices)	271,00	R 185,00	"	"	Prime Sea Facing (has 1st right of refusal over it)	
MR PRICE, SOMERSET WEST							CLIFF TOERIEN
CNR REES RD & CENTENARY BLVD	Retail	1985,00	R 105,00	-		Available 1 June 2017	Tel: (021) 461 1660
THE TRIANGLE, SOMERSET WEST	Existing Mr Price Sport					Visibility directly from the N2	Cell: 083 463 7049
							Email: cliff@baker-street.co.za
SHOPRITE CHECKERS DC							CLIFF TOERIEN
BOLT AVENUE	Industrial	26135,00	R 65,00	Yard		Available 1 March 2018	Tel: (021) 461 1660
MONTAGUE GARDENS	Warehouse (DC)						Cell: 083 463 7049
							Email: cliff@baker-street.co.za

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Leasing Terms & Conditions

Commission will only be paid to the broker/age who is the effective cause of the deal. Only a signed and accepted Offer to Lease will constitute effective cause.

The prospective tenant must have been physically shown the actual premises and a letter of introduction confirming the exact date of such inspection must be presented to the Landlord to this effect. No verbal introductions will be accepted.

If a lease agreement is negotiated and the broker/age is the effective cause of the transaction, then commission on the transaction will only become due and payable once the Landlord's standard Agreement of Lease has been fully signed on behalf of both the Tenant and the Landlord (both parties); the Tenants full FICA documentation must be presented to the Landlord; the negotiated deposit must have been paid in full to the Landlord; all suspensive conditions must have been fulfilled; the Tenant must have taken occupation of the premises; and the first month's rental must have been paid in full.

Property brokers must be in possession of a valid Fidelity Fund Certificate in order to claim commission on concluded lease agreements.

This mandate should in no way be regarded as an exclusive mandate and the Landlord cannot be precluded from entering into negotiations and concluding a lease agreement with any other party whatsoever.

Any terms and conditions contained in the Offer to Lease will become null and void once an Agreement of Lease has been concluded between the Landlord and Tenant and will not exist for an indefinite period or to any future negotiations with the Tenant for additional space or lease renewals. Commission is not payable on:-

- Any option periods;
- Any lease extension or renewal of the lease period;
- Any additional premises taken by the Tenant during the course of the lease period;
- Any sale of the property or a portion thereof to the Tenant in which the premises are situated.

No agents' marketing boards may be erected at the property.

The Landlord reserves the right to withdraw this mandate or amend the terms thereof at any time without any prior notice.

Commission, excluding VAT, will be payable according to the following tariff:-

- 5% of the first 2 years income;
- 2.5% of the next 3 years income;
- 1.5% of the next 3 years income;
- 1% on the balance thereof;
- In the event of a monthly lease agreement or a 1 (one) year lease agreement being entered into, the commission will be the equivalent of the first 1 (one) months' rental.