

Vacancy Schedule (December 2018)

Baker Street Property Management

PROPERTY	PREMISES	RENTABLE AREA (m ²)	GROSS RENT / m ² (Excl Recoveries)	PARKING	PRICE / BAY	COMMENTS	CONTACT
PORTSIDE							MICHAEL DOVETON
4 BREE STREET, CAPE TOWN	Offices			2,5			Tel: (021) 461 1660
	11th Floor Office	2773,00	R 185,00	2,5 /100m ²	R1 575,00 p/b		Email: michaeld@baker-street.co.za
	14th Floor Office	271,00	"	"	"		
	16th Floor Office	96,00	"	"	"		
	16th Floor Office	730,00	"	"	"		
	17th Floor Office	383,00	"	"	"		
	Retail	75,00	POA				
BOLT AVENUE							MICHAEL DOVETON
BOLT AVENUE	Industrial						Tel: (021) 461 1660
MONTAGUE GARDENS	Warehouse (Mezz)	1 800,00	POA				Email: michaeld@baker-street.co.za
	Small Warehouse	3200,00	POA				
	Offices	3000,00	POA				
	Total	8000,00					
73 HERTZOG BOULEVARD							MICHAEL DOVETON
73 HERTZOG BOULEVARD	Retail and workshop	1843,00	POA			Retail 1205m ² , Workshop 638m ² monthly tenancy only	Tel: (021) 461 1660
	Offices	1208,00	POA			Monthly tenancy only	Email: michaeld@baker-street.co.za
THE PINES							MICHAEL DOVETON
REES ROAD, SOMERSET WEST	Retail / Offices	1538,00	POA				Tel: (021) 461 1660
THE BOULEVARD (BLOCK D)							DAVE RUSSELL / MICHAEL DOVETON
SEARLE STREET, WOODSTOCK	Ground Floor Office	820,00	R 145,00	4,0 / 100	R 1 200,00		Tel: (021) 461 1660
	Ground Floor Office	107,00	R 145,00	"	"		Email: dave@baker-street.co.za
	First Floor Office	447,00	R 155,00	"	"		Email: michaeld@baker-street.co.za
	First Floor Office	289,00	R 155,00	"	"		
	Second Floor Office (Entire floor)	1 280,00	R 165,00	"	"		

Vacancy Schedule

Baker Street Property Management

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.