



# Swindon

## Property

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VACANCY SCHEDULE  
OCTOBER 2024



## 71 TREDOUX STREET

71 Tredoux Street, Parow, Cape Town

Open yard on a very prominent intersection in Parow Industria. Suitable for storage or large display businesses wanting exposure. Landlord is happy to invest in infrastructure on the back of suitable tenants, lease terms, and rentals. Infrastructure upgrades such as level of grounds, paving, asphalt, spotlights, clear view fencing, security, etc. Contact managers for preliminary discussions. Zoning: IND-L Light Industrial

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE
Yard	Negotiable	12 602	1		Negotiable

**\*Exclusive of VAT**



## INDUSTRIA RING ROAD

33 Industria Ring Road, Parow Industria, Cape Town

This Industrial Park offers 24/7 security. Ample parking is available and access and moveability for large trucks. Large 3 phase power available. Centrally located close to public transport and provides easy access via major motorways including N1 and N2. Good location - close to Coca Cola and Parmalat.

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Yard	Immediate	6 536	1	R 78 432.00	R 12.00

**\*Exclusive of VAT**



## 34 PRESIDENT STEYN

34 President Steyn Street, Parow, Cape Town

This commercial space situated next to Builders Warehouse provides high foot traffic, great exposure and a secure yard with ample parking space available.

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
	Immediate	550	1	R 60 500.00	R 110.00

\*Exclusive of VAT





## JOUBERT STREET, PAROW

Joubert Street, Parow Industria, Cape Town

Prime commercial space available for rent in the Parow area, offering high foot traffic and easy accessibility which ensures maximum exposure for your business. These premises are ideally suited for retail and commercial use.

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Unit 1 (Tile Depot)	Immediate	1000	1	R 150 000.00	R 150.00

\*Exclusive of VAT



## 11 SYCAMORE CRESCENT ATLAS PARK

11 Sycamore Crescent Atlas Gardens, Milnerton Cape Town

Warehouse space available in the highly sought after Atlas Park Industrial Park. Offering 24-hour security and access control. Warehouse portion boasts several key features including an open-plan area, small yard/parking area, a large roller door for easy receiving and dispatch. The office portion features a ground floor reception area, kitchenette and ablutions with an open planned area on the first floor.

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Unit 1	01 October 2024	608	1	R 51 680.00	R 85.00

**\*Exclusive of VAT**





## 295 VOOTREKKER ROAD

295 Voortrekker Road, Maitland, Cape Town

This well-located property ideally positioned right on Voortrekker Road provides easy access via all major transport routes like N1, M5 and Jakes Gerwel Drive. Offers 24-hour security on site managing safety and security. Ideally set up for light industrial and retail businesses. The building is currently undergoing an improvement to tenant mix with well known national tenants already secured, which means a better grade of tenant visiting the premises, leading to better opportunity for your business.

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Unit 1	Immediately	180	1	R 13 500.00	R 75.00
Unit 2	Immediately	100	1	R7 500.00	R75.00

\*Exclusive of VAT



## LIFESTYLE HOUSE

The Forum, North Bank Lane, Century City

Located on the ground floor of Lifestyle House Building at The Forum in Century City, a vibrant business and entertainment district in Cape Town.. Spacious office units with a versatile layout, features include reception area, boardroom, server/storeroom, private offices, open-plan work area, and kitchenette. Building equipped with back-up generator for uninterrupted operations. Prime location near Canal Walk Shopping Centre.

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
AG02	Immediate	280	1	R 46 200.00	R 165.00
AS01 & AS02	Immediate	732	1	R120 780.00	R165.00
AS01 & AS02 Terrace	Immediate	69	1	R3450.00	R50.00
AS01	Immediate	426.51	1	R70 374.15	R165.00
AS01 Terrace	Immediate	27	1	R1350	R50.00
AS02	Immediate	305.49	1	R50 405.85	R165.00
AS02 Terrace A	Immediate	26		R1300.00	R50.00
AS02 Terrace B	Immediate	16		R800.00	R50.00





## 268 MAIN ROAD KIRSTENHOF

Situated on Main Road across from the Kirstenhof Centre and Mica Hardware / Plumblink, this node of Retreat/Kirstenhof is a go to node for hardware, DIY and home improvement. The area has become home to multiple destination retail outlets. The building is easy to locate, has good visibility and plenty of parking in the immediate vicinity

Lease excludes:  
Utilities (Water, electricity, sewerage & refuse)

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
1	To be confirmed	324	1	R53 460.00	R165.00

\*Exclusive of VAT



## 8 DUIKER STREET, PAROW

Prime warehouse space with neat offices to let in Beaconvale. Ideal for logistics and distribution. Several key features include solar power, secure parking, electric fencing. Additional 4000m<sup>2</sup> yard space available..

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT	MARKET RATE
2	01 November 2024	1190m <sup>2</sup>	1	R113 050.00	R95.00

**\*Exclusive of VAT**

## LEASING MANDATE

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The vacancy schedule included with this document is made available by Swindon Property Services acting in its capacity as the duly appointed property manager for the various properties and landlords listed on the schedule.

Any of Swindon Property Services` clients (Landlords) reserves the right to withdraw this mandate or amend the terms thereof at any time without any prior notice. Swindon Property Services will endeavour to inform all parties where possible.

This mandate is not an exclusive mandate and the Landlords represented hereby cannot be precluded from entering into negotiations and concluding lease agreements with any other party whatsoever, irrespective of a broker/brokerage being in negotiations with a potential tenant for any of the vacant space.

No broker/brokerage TO LET boards may be erected at the property unless expressly approved by Swindon Property Services in writing as instructed by its client(s).

By virtue of your use of the information contained in the vacancy schedule, it is implied that:

- a) you have voluntarily given your consent, and agreed to be legally bound to the terms and conditions below; and
- b) you are the legally competent, and authorised representative of the broker company.



## TERMS & CONDITIONS

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1. 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.
2. 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 Swindon Property Services to that effect. No verbal introductions will be accepted.
3. To prove that you were the “effective cause” of the transaction, it must be established that your efforts were the decisive factor that triggered the transaction or was the overriding factor(s) in the conclusion of the transaction. The effective cause will be confirmed and supported with a signed offer to lease, accepted by the landlord, and a signed lease agreement.
4. If a broker/brokerage was the effective cause of a lease negotiation as contemplated in 3 above, then commission on the transaction will become due and payable once the following has been completed:
  - / Confirmation by way of presentation by the broker/brokerage that they are in possession of a valid Fidelity Fund Certificate
  - / The landlord’s standard agreement of lease has been signed by the tenant and the landlord
  - / All the tenants` FICA documentation has been submitted to Swindon Property Services
  - / The agreed deposit has been paid in full to Swindon Property Services
  - / All suspensive conditions have been fulfilled
  - / The Tenant has taken occupation of the premises
  - / The first month’s rental has been paid in full to Swindon Property Services
  - / A legally valid tax invoice in respect of the commission has been received by Swindon Property Services and has been approved for payment by the relevant landlord

## TERMS & CONDITIONS CONTINUED

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5. 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.

6. Commission will not be paid on:

- / Any renewals or extension periods negotiated
- / Operating costs
- / Parking rentals
- / Any additional premises taken by the tenant during their occupation of the premises
- / Any sale of the property or sale of a portion thereof to the tenant in which the premises are situated

7. Commissions will be paid as follows, unless agreed to otherwise:

- 7.1 1 month's rental, adjusted on a pro rata basis for a 12-month period on monthly leases and leases up to 12 months
- 7.2 Leases longer than 12 months will be paid as follows:
  - a. 5% on the first 2 year's nett rental
  - b. 2.5% on the next 3 year's nett rental
  - c. 1.5% on the next 3 years' nett rental;
  - and
  - d. 1% on the balance of the lease period

**DISCLAIMER: PLEASE NOTE ALL RENTALS QUOTED ON THE VACANCY SCHEDULE ARE VAT EXCLUSIVE.**

## CONTACT US

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