



VACANCY SCHEDULE

APRIL 2011

VACANCY TERMS & CONDITIONS

- No verbal introductions or letters of introduction will be recognised. Only a submitted Offer to Lease will constitute effective cause
- All amounts quoted exclude VAT
- No agent boards to be erected at properties other than prior consent by agreement
- Whereas every effort has been made to ensure that the contents of the vacancy schedule are correct, Swish Property Group and its clients to 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 gross rental only and after the following conditions have been met:
 - Lease and other documentation signed by all parties
 - Deposits, bank guarantees, stamp duty, lease fees and 1st month's rental paid
 - All lease suspensive conditions have been fulfilled
- Commission is calculated along the following guidelines unless otherwise stated:
 - 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, additional space leased by the Lessee or any sale by the Lessor to the Lessee

General Contact Details

Contact person: LIEZELLE RAKER

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31 HEERENGRACHT, CAPE TOWN

Major Type	Retail/Office
Street Address	31 Heerengracht Street
Suburb	Cape Town
Province	Western Cape
Total Gross Lettable Area	+/- 4,000 m ²

Description:

- Strong office/retail location next to The Public Square.
- Conveniently located close to major public transport routes and within walking distance to the train station and Golden Acre shopping mall.
- Ample off street parking available



CURRENT OCCUPANT	RENTABLE AREA (m ²)	GROSS RENTAL	RATE PER m ²	OCCUPATION DATE
Vacant (Ground Floor)	337 m ²	R50,550.00	R150.00p/ m ²	Immediately

NB: In the event that we sub-divide the premises then a rental rate of R180.00 p/ m² will apply