



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

Physical Address: 31 Brickfield Road
East Parking – Level 4
Upper East Side
Woodstock
7925

Cell: 079 511 4202

Tel: (021) 447 7244

Fax: (021) 447 7920

Email: liezelle@swishproperties.co.za

BELLA ROSA PARK

Major Type	Office
Street Address	Bella Rosa Street
Suburb	Tygervalley
Province	Western Cape
Gross Lettable Area	3,560m ²

Description:

- Brand new development
- AAA grade office space just off Durban Road, Tygervalley
- Central Location, easy access to public transport routes and major highways
- Undercover parking available at R550.00 per bay ex VAT
- Open parking bays available at R350.00 per bay ex VAT



CURRENT OCCUPANT	RENTABLE AREA (m ²)	GROSS RENTAL	RATE PER m ²	OCCUPATION DATE
Vacant (Ground Floor)	1,035 m ²	R 113,,850.00	R 110.00 p/m ² (incl. Ops costs)	01August 2011
Vacant (Ground Floor- Mezzanine Level)	687 m ²	R75,570.00	R 110.00 p/m ² (incl. Ops costs)	01 August 2011
Vacant (First Floor)	238 m ²	R 26,180.00	R 110.00 p/ m ² (incl. Ops costs)	01 August 2011
Vacant (First Floor- Mezzanine Level)	183 m ²	R 20,130.00	R 110.00 p/ m ² (incl. Ops costs)	01 August 2011