

**OFFICES TO LET.****8 END STREET , BELLVILLE, 7530 . ERF 7019****Vacancy Schedule as at 1 FEBRUARY 2018.**

Floor	Unit	Description	No Balcony at Retail Shops	Gross Let table Area m <sup>2</sup>	Occupation From	Annual Esc. %	Rate m <sup>2</sup>	Monthly Rental	number of parking bays	Rent of parking bay included	light box non	Total Rental	Operational cost % share	Operational cost rate m <sup>2</sup>	Operating Cost PM for 2016	Total rental excl. operating cost excl. Vat
<b>ERF 7019 SIZE 893M<sup>2</sup> - BUILDING 364M<sup>2</sup></b>										<b>R 0</b>			<b>ON DEMAND</b>			
3		<b>OFFICE UNIT 3 RIGHT</b>		<b>116</b>	1-Mar-17	10.0%	<b>R 115.00</b>	<b>R 13 340</b>	<b>6</b>	<b>R 0</b>	<b>R 0</b>	<b>R 13 340</b>				<b>R 13 340</b>
		<b>TOTAL BUILDING</b>		<b>364</b>				<b>R 38 140</b>	<b>18</b>	<b>R 0</b>		<b>R 38 140</b>		avg past year R2,000 per m		<b>R 38 140</b>

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9am to 6 pm and Saturdays 9am to 1pm.

**021 976 4336**

Price of lease applicable on a 3 to 5 year lease.

All amounts exclude VAT where applicable

**Deposit is calculated as follow: 2 last months rental of lease plus vat amount.****Operational Costs are billed separately and is extra over and above the rental and include:**

Electricity use in own unit. Reading from COCT ACCOUNT and then billed to unit. Each have own meter.

The balance of the municipal account of services are divided by 1/3 per unit.

Water supply and usage.

Sewerage fee.

VRCID Rates are billed to tenants - (Voortrekker Road City Improvement District Rates - avg per month R200 per tenant)

The municipal account is paid on debit order by the landlord and tenants are invoiced 1/3 and payable on demand.

Service of air-conditioning units from time to time. Usually once per year in January About R500 per unit.

**TENANT responsible for :**

Own refuse bin to be arranged by the tenant with the municipality of Cape Town.

Own security as alarm from ADT per unit

Insurance on all windows.

Insurance for the contents of unit.

Own house keeping in and around unit on a daily basis.

**LANDLORD responsible for :**

CITY OF CAPE TOWN MUNICIPAL RATES.

**Extras:**

An electronic gate system for the yard for convenience only to be installed by the tenants.

The service of such an electronic gate system for security and convenience will be done by the tenants.

Landlord will apply a cleaning of all communal areas by a garden service, to maintain all garden needs once a month.

Payable on presentation of account. At a rate of R100 per month per tenant.

Note that Unit 3 is leased until Feb 2018, but can be released from their lease if a replacement tenant is found for 3 year contract