

INDICATIVE RENTAL QUOTATION

Reference: KP-RENT-2025-001

Date: September 28, 2025

Valid Until: October 31, 2025

FROM:

Kamel Potteries CC

Registration No.: 2008/306023 | VAT No.: 4160188837

34 Ashfield Ave, Umgeni Business Park, 4001, Durban

Contact: Diana Margaret Buchanan (Director)

Email: [insert email]

Phone: [insert phone]

TO:

Prospective Tenant

[Name]

[Company]

[Contact Details]

PROPERTY DETAILS

Location: 34 Ashfield Ave, Umgeni Business Park, Durban, 4001

Property Type: Industrial Warehouse/Manufacturing Space

Available Space: 565 m²

Availability: Immediate / [Specify Date]

PROPERTY SPECIFICATIONS

Power & Utilities

- 3-Phase Power Supply: 80 Amp capacity
- Municipal connections: Water, sewerage, and refuse removal included
- Prepaid electricity meter: Tenant responsible for usage

Physical Features

- Floor Area: 565 m² open plan industrial space
- Height: 6m to eaves (approx.)
- Flooring: Reinforced concrete, suitable for heavy machinery
- Access: 2 x Roller shutter doors (4m x 4m)

- **Loading:** Dedicated loading bay with truck access
- **Natural Light:** Skylights and side windows

Additional Amenities

- **Office Component:** 40 m² mezzanine office space included
 - **Ablutions:** Male/female facilities with change rooms
 - **Parking:** 4 dedicated bays
 - **Yard Space:** Shared yard for truck maneuvering
 - **Security:** 24-hour security, perimeter fencing, access control
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RENTAL TERMS

Base Rental

Monthly Rental: R49,720.00 (excl. VAT)

Rate per m²: R88.00/m² (excl. VAT)

Note: Rate positioned competitively below Springfield Park average of R91.57/m² for similar 3-phase industrial properties

Additional Costs (Tenant Responsibility)

- **VAT:** 15% on rental (R7,458.00)
- **Electricity:** Prepaid basis - direct to municipality
- **Water & Sewerage:** Pro-rata based on consumption
- **Refuse Removal:** Included in rental
- **Security Levy:** R1,500/month

Total Monthly Cost Estimate

- Base Rental: R49,720.00
 - VAT @ 15%: R7,458.00
 - Security Levy: R1,500.00
 - **TOTAL:** R58,678.00 (excl. utilities)
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LEASE TERMS & CONDITIONS

Lease Period

- **Initial Term:** 3 years (36 months)
- **Option to Renew:** 2 x 3-year periods
- **Commencement:** [To be agreed]

Escalation

- Annual Escalation: 8% per annum, compounded

Deposit Requirements

- Rental Deposit: 2 months' rental (R99,440.00)
- Utilities Deposit: R10,000.00
- Total Deposit: R109,440.00

Additional Terms

1. Permitted Use: Light manufacturing, warehousing, distribution
2. Operating Hours: 24/7 access available
3. Maintenance: Tenant responsible for internal; Landlord for structural
4. Insurance: Tenant to insure contents; Landlord insures building
5. Signage: Subject to landlord approval and municipal bylaws
6. Subletting: Not permitted without written consent
7. Parking Ratio: 1:140m² (4 bays allocated)

MARKET COMPARISON

Based on current market analysis (September 2025):

Area	Average Rate/m²	Our Offer	Savings
Springfield Park Average	R91.57	R88.00	R3.57/m²
Medium Properties (301-1000m²)	R83.00	R88.00	Competitive
Similar Properties Range	R65-R100	R88.00	Mid-range

Monthly Savings vs Market Average: R2,017.05

INCENTIVES FOR EARLY COMMITMENT

Should you confirm occupation by [Date], we offer:

- First month rental-free (beneficial occupation)
- 50% discount on second month's rental
- Professional cleaning prior to occupation
- Assistance with municipal account transfers

VIEWING ARRANGEMENTS

Property viewings available:

- **Weekdays:** 8:00 AM - 5:00 PM
 - **Saturdays:** By appointment
 - **Contact:** [Property Manager Name] - [Phone Number]
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NEXT STEPS

1. **Schedule Viewing:** Contact us to arrange site inspection
 2. **Application:** Complete tenant application with:
 - Company registration documents
 - Latest financial statements
 - Bank statements (3 months)
 - Trade references
 3. **Lease Agreement:** Upon approval, formal lease preparation (5-7 days)
 4. **Occupation:** Upon signature and deposit payment
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SPECIAL NOTES

- Property previously used for pottery manufacturing - suitable for various industrial uses
 - Established industrial node with excellent N2 highway access
 - Proximity to Durban harbor (15km)
 - Established business park with multiple industrial tenants
 - Municipal rates and services well-maintained
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DISCLAIMER

This quotation is indicative and subject to:

- Formal lease agreement terms
 - Credit approval
 - Site inspection
 - Final measurements confirmation
 - Availability at time of application
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CONTACT INFORMATION

For Enquiries:

Diana Margaret Buchanan

Director, Kamel Potteries CC

Email: [email]

Phone: [phone]

Legal Advisor:

Hanover & Tyke (Pty) Ltd

Website: <https://hanovertyke.co.za>

This quotation is confidential and prepared specifically for the intended recipient. Market rates based on Springfield Park Industrial Market Analysis, September 2025. Legal oversight provided by Hanover & Tyke (Pty) Ltd.

Prepared by: _____

Date: September 28, 2025

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