

Property description	ERF 13748, Salt River Cape Town
Address:	35 Brickfield Road, Salt River, Cape Town
Gross Lettable Area:	10,035m²
Parking Bays:	178
Exclusive Use Tenancy	
Occupation Date:	1 October 2018

- extensive ablutions on each floor;
- 2 large entrances;
- top floor entertainment deck;
- balconies; and
- 2 large indoor garden atriums that extend from ground level to ceilings.

The details of these requirements have not been shared with us as yet.

	<u>R</u> <u>Grey Box</u>	<u>R</u> <u>White Box</u>	
<i>Current per square meter gross rental</i>	88	131	
<i>Per square metre rentals at occupation date (Oct 2018):</i>			
Rental – Gross	96	139	
Operating Costs ¹	20	25	
Rental – Net	76	114	
Parking bays (open)	750	750	
Parking bays (ShadePort)	1 000	1 000	
<i>Note:</i>			
1 Paid by Landlord and includes:			
Structural repairs (including roof)			
Building insurance			
Fire control and maintenance – common area			
Front gate security			
Central HVAC maintenance			
Garden maintenance			
Assessment rates as at 2017			
Facility management			
Utility management			
Lift Maintenance			

Consumables for tenants accounts (based on actual usage):

Water
Electricity
Operating repairs
CID Levies & rates increases
Refuse removal
Cleaning, Sanitation
Generator fuel and maintenance
Internal security

Escalation rate per annum:

Tenant Installation:

Included:

Excluded:

	8.5%	8.5%	8.5%
	NIL	NIL	R 1,500 / m ²
		HVAC Ceilings Lighting Plumbing 1 x Main Electrical DB board 6 x Electrical DB	HVAC Ceilings Lighting Plumbing 1 x Main Electrical DB board 6 x Electrical DB
		Carpets Internal Walls Electrical Outlets HVAC Ceilings Lighting Plumbing Elevators Heating Ventilation Generator	Carpets Internal Walls Electrical Outlets Cable to seats (Electrical + Data) Generator

Lease Term:

Initial Lease:

5 years – 1 October 2018 – 30 September 2023

Option to extend lease:

5 years – 1 October 2025 to 30 September 2030

Important Note: This lease proposal is indicative and subject to understanding Tenant's requirements.