Brickfield Canvas indicative rentals

Property description

Address:

Gross Lettable Area:

Parking Bays:

Exclusive Use Tenancy

Occupation Date:

178

1 October 2018

10,035m²

ERF 13748, Salt River Cape Tov

35 Brickfield Road, Salt River, Cape

Important note:

This proposal has been prepared based on the existing concept designs.

Any reduction in amenities, and consequent reduction in building costs, will favourably impact the rentals.

We point out that the concept design includes:

- 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.

Simplification of the building design is likely from the high level understanding we have of Tenant's requirements.

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

Current per square meter	gross rental
	3

Per square metre rentals at occupation date (Oct 2018):

Rental – Gross

Operating Costs 1

Rental - Net

Parking bays (open)

Parking bays (ShadePort)

Note:

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

<u>R</u>	<u>R</u>	
Grey Box	White Box	
88	131	
96	139	
20	25	
76 750	114 750	
1 000	1 000	

Brickfield Group

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:	8.5%	8.5%	8.5%
Toward had Halian			
Tenant Installation:	NIL	NIL	R 1,500 / m²
Included:			
		HVAC	HVAC
		Ceilings Lighting	Ceilings Lighting
		Plumbing	Plumbing
	1 x Main	1 x Main	1 x Main
	Electrical DB board	Electrical DB board	Electrical DB board
	Doard	6 x Electrical DB	6 x Electrical DB
Excluded:			
	Carpets	Carpets	Carpets
	Internal Walls	Internal Walls	Internal Walls
	Electrical Outlets HVAC	Electrical Outlets Cable to seats	Electrical Outlets Cable to seats
	Ceilings	(Electrical + Data)	(Electrical + Data)
	Lighting	,	, ,
	Plumbing		
	Elevators		
	Heating Ventilation		
	Generator	Generator	Generator
Loaco Torm:			

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.