




BUILDING	BUILDING FEATURES	SECTOR	UNIT	AVAILABILITY	GLA	GROSS RENTAL PER M <sup>2</sup>	BAYS PER 100 M <sup>2</sup>	PARKING	PARKING COST
 <b>The Harrington</b> Zonnebloem, Cape Town, 11768.00m <sup>2</sup> Brad Shiffer brad@blendproperty.co.za 0832892923	<ul style="list-style-type: none"> <li>Spectacular mixed-use development</li> <li>Commuter bike lockup with showers.</li> <li>Large floor plates available.</li> </ul>	Retail	<a href="#">Shop 6</a>	IMMEDIATELY	255.60m <sup>2</sup>	R280.00	0.00	Basement	1800.00
		Office	<a href="#">Unit 1-008</a>	IMMEDIATELY	234.34m <sup>2</sup>	R150.00			

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 <b>4 Transvaal Street</b> Paarden Eiland, Cape Town, 432.00m <sup>2</sup> Rosa Saunders rosa@blendproperty.co.za 0725221593	<ul style="list-style-type: none"> <li>Located in Paarden Eiland, this building is ideally situated within walking distance of all public transport facilities and amenities necessary. The ingress and egress are effortless due to the connec...</li> </ul>	Industrial	<a href="#">005</a>	2024-03-01	432.00m <sup>2</sup>	R65.00		-	-

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 <p><b>Salga House</b> Cape Town City Centre, Cape Town, 6457.00m<sup>2</sup> Rosa Saunders rosa@blendproperty.co.za 0725221593</p>	<ul style="list-style-type: none"> <li>• Full Floor plates</li> <li>• Access from Strand and Waterkant Str</li> <li>• Ample Parking</li> </ul>	Retail	<a href="#">Unit 004</a>	IMMEDIATELY	128.50m <sup>2</sup>	R180.00	0.00	Basement	1100.00
		Office	<a href="#">Unit 3-001</a>	IMMEDIATELY	166.00m <sup>2</sup>	R120.00			
		Office	<a href="#">Unit 5-001A</a>	IMMEDIATELY	357.00m <sup>2</sup>	R120.00			
		Office	<a href="#">Unit 6-001</a>	IMMEDIATELY	340.00m <sup>2</sup>	R120.00			

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 <p><b>Bellshop</b> Bellville Central, Bellville, 2121.00m<sup>2</sup> Rosa Saunders rosa@blendproperty.co.za 0725221593</p>	<ul style="list-style-type: none"> <li>• Great Location</li> <li>• Ample Parking of which 6 is secure under-cover parking</li> <li>• Back-up Generator with 150 KVA / 630amps</li> <li>• CCTV / Electric fencing / Aircons / Water Tanks</li> <li>• This Building of 2121m<sup>2</sup> is FOR SALE @...</li> </ul>	Office	<a href="#">Ground Floor</a>	2023-12-01	1520.00m <sup>2</sup>	R80.00	0.00	-	-
		Office	<a href="#">First Floor</a>	2023-12-01	601.00m <sup>2</sup>	R80.00			

# VACANCY SCHEDULE

## Vacancy Terms & Conditions

- No Verbal introductions or letters of introduction will be recognized. Only an accepted Offer to Lease will constitute effective cause.
- All amounts quotes exclude VAT
- No agent boards to be erected at properties
- No sole mandates are granted
- Whereas every effort has been made to ensure that the contents of this vacancy schedule are correct, Blend Property Management and its clients do not accept any responsibility or liability whatsoever for incorrect information which appear herein. The contents hereof are subject to change without prior notice.
- All incentives advertised during the month are only applicable to offers submitted in the same month.

## Payment of Commission

- Commission is payable on **net rental only** and after the following conditions have been met: Regardless of whether a rent free period is given or not
  - Lease and other documentation signed by all parties
  - Deposits, bank guarantees, lease fees and 1st months rental paid
  - All lease suspensive conditions have been fulfilled
  - All FICA documentation received
  - Tenant has taken occupation of premises
- Commission is calculated along the following guidelines or negotiated depending on the variables relating to each transaction:
  - 5% on the first 2 years' net rental
  - 2.5% on the next 3 years' net rental
  - 1.5% on the next 3 years' net rental
  - 1% on the balance
- **Commission is not payable on renewals, rent free periods, option or additional space leased by Lessee or any sale by the Lessor to the Lessee.**
  - Blend Property Management has sole mandate on all renewals at Blend owned and managed properties.
- The above Terms and Conditions are final, and no correspondence will be entered into.

**CPT** | t: +27 21 464 8800 | e: info@blendproperty.co.za  
2nd Floor, The Harrington, 50 Harrington Street, Zonnebloem, Cape Town, 8001

**JHB** | t: +27 11 380 9400 | e: info@blendproperty.co.za  
3rd Floor, The Bank, 24 Cradock Avenue, Rosebank, Johannesburg, 2196

**JHB** | t: +27 11 380 9400 | e: info@blendproperty.co.za  
**Directors:** HA Upadhey (**Principle** FFC No: 1001918)

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**Non-Executive Directors:** JH Levy (FFC No: 1133854) | MD Corbishley (FFC No: 0959002) | TZZ Moshapo

**Company Registration No:** 1998/019130/07 | Company Fidelity Fund Certificate (FFC No.): F100413

**Blend Property Management (Pty) Ltd** holds a Fidelity Fund Certificate in its capacity as a business property practitioner and operates Trust accounts.

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**PROPERTY MANAGEMENT • FACILITIES • LEASING • ADMINISTRATION**

