



BUILDING	BUILDING FEATURES	SECTOR	UNIT	AVAILABILITY	GLA	GROSS RENTAL/m <sup>2</sup>	BAYS/100m <sup>2</sup>	PARKING	PARKING COST
 <p><a href="#">281 - 283 Voortrekker Road</a> Blend Property Group Parow Central, Parow, 1090.00m<sup>2</sup> Rosa Saunders rosa@blendproperty.co.za 0725221593</p>	<ul style="list-style-type: none"> <li>• Great Location</li> <li>• Signage and exposure opportunity</li> <li>• Ample secure parking</li> </ul>	Retail	<a href="#">Retail</a>	Immediately	350.00m <sup>2</sup>	R114.00	-	-	-

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 <p><a href="#">Salga House</a> Blend Property Group 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="#">004</a>	Immediately	128.50m <sup>2</sup>	R180.00	0.00	Basement	1100.00
		Office	<a href="#">2-001</a>	Immediately	171.00m <sup>2</sup>	R120.00			
		Office	<a href="#">2-002</a>	Immediately	166.00m <sup>2</sup>	R120.00			
		Office	<a href="#">1-001</a>	Immediately	343.00m <sup>2</sup>	R110.00			
		Office	<a href="#">4-001</a>	Immediately	340.00m <sup>2</sup>	R110.00			
		Retail	<a href="#">003</a>	2025-03-03	768.00m <sup>2</sup>	R150.00			

## VACANCY SCHEDULE

### Vacancy Terms & Conditions

- All amounts quoted herein are exclusive of 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 a specific month are only applicable to offers submitted in the same month.
- We reserve the right to decline any application without explanation and with sole and absolute discretion.

### Payment of Commission

- No verbal introductions, or written letters of introduction will be recognized. Only a written, and duly accepted Offer to Lease will constitute effective cause for purposes of commission payment
- Commission on lease agreements are payable on **nett rental** only and only after all of the following conditions have been met, irrespective of whether a rent free period is applicable
  - The Lease Agreement (and other documentation ancillary thereto) is signed by all parties
  - Deposit, (or the bank guarantees if agreed to), all lease fees, and 1<sup>st</sup> month's rental paid
  - Any suspensive conditions in the Lease Agreement have been fulfilled in accordance therewith
  - All FICA documentation received and FICA verifications completed
  - Tenant has taken occupation of premises
  - Payment can only be made after receipt of a tax invoice and a valid Fidelity Fund Certificate in terms of the provisions of the Property Practitioners Act No. 22 of 2019
- Commission on lease agreements are calculated along the following guidelines or negotiated depending on the variables relating to each transaction:
  - 5% on the net rental for the first 2 years of the lease period
  - 2.5% on the net rental of the next 3 years of the lease period
  - 1.5% on the net rental for the next 3 years thereafter
  - 1% on the balance of any remaining period of the lease period
- Blend Property Management has sole mandate on all renewals of Blend owned and managed properties. Commission is therefore not payable to Brokers on renewals, rent free periods, option to renew, or additional space leased by Lessee, or any sale of the Property or Premises by the Lessor to the Lessee.
- Commission on a sale-
  - Where a property is indicated as FOR SALE on this Vacancy Schedule, Brokers may market the Property on a shared mandate basis, and unless otherwise agreed to in writing, the successful Broker agrees to pay to Blend Property Management (Pty) Ltd an introduction commission equal to 10% of the Broker Commission. The Broker shall further ensure that such introduction commission payable to Blend Property Management (Pty) Ltd is recorded in the Offer to Purchase signed by the seller and purchaser. It is reiterated that no Commission shall be paid to the Broker where the Lessee purchases the Property from the Lessor.
  - The percentage commission payable to the Broker shall be based upon the written, and executed Offer to Purchase, as the owner of the Property will negotiate and agree the commission structure with the Broker.
  - All Commission shall be payable upon transfer of the Property only.
  - Commission can only be paid to Brokers compliant with the relevant laws, e.g. the Property Practitioners Act.
- The above Terms and Conditions are final, and no correspondence will be entered into.

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11th Floor, The Bank, 24 Cradock Avenue, Rosebank, Johannesburg, 2196

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**Directors:** HA Upadhey (**Principle** FFC No: 1001918)

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

**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**



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