



# Swindon

## Property

---

VACANCY SCHEDULE  
NOVEMBER 2023

An International  
Associate of Savills





## INDUSTRIA RING ROAD

33 Industria Ring Road, Parow Industria, Cape Town

This Industrial Park offers 24/7 security. Ample parking is available and access and moveability for large trucks. Large 3 phase power available. Centrally located close to public transport and provides easy access via major motorways including N1 and N2. Good location - close to Coca Cola and Parmalat..

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Yard	Immediate	6 536	1	R 78 432.00	R 12.00



## 71 TREDOUX STREET

71 Tredoux Street, Parow, Cape Town

Open yard on a very prominent intersection in Parow Industria. Suitable for storage or large display businesses wanting exposure. Landlord is happy to invest in infrastructure on the back of suitable tenants, lease terms, and rentals. Infrastructure upgrades such as level of grounds, paving, asphalt, spotlights, clear view fencing, security, etc. Contact managers for preliminary discussions. Zoning: IND-L Light Industrial

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Yard	Negotiable	12 602	1		Negotiable

**\*Exclusive of VAT**



## 268 MAIN ROAD KIRSTENHOF

Situated on Main Road across from the Kirstenhof Centre and Mica Hardware / Plumbblink, this node of Retreat/Kirstenhof is a go to node for hardware, DIY and home improvement. The area has become home to multiple destination retail outlets. The building is easy to locate, has good visibility and plenty of parking in the immediate vicinity

Lease excludes:  
Utilities (Water, electricity, sewerage & refuse)

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
2	01 October 2023	157	1	R27 475.00	R175.00
3	01 October 2023	54	1	R 9 450.00	R175.00

\*Option to buy

\*Exclusive of VAT



## ILLOVO EDGE

9 Harries Road, Illovo, Sandton

Brand new, fully fitted sectional title office available to let in Illovo. 2nd Floor premises with balcony and views of Sandton, Fully airconditioned, Lift - Wheelchair friendly, Ground floor entrance security manned, 24hr Security, Generator backup.

Available: 1 Months' notice

Lease excludes:

Utilities (Water, electricity, sewerage & refuse)

8 Basement parking bays @ R800 per bay per month

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
6	1 Month Notice	207	1	R41 400.00	R200.00

**\*Option to buy**

**\*Exclusive of VAT**



## LEASING MANDATE

---

The vacancy schedule included with this document is made available by Swindon Property Services acting in its capacity as the duly appointed property manager for the various properties and landlords listed on the schedule.

Any of Swindon Property Services` clients (Landlords) reserves the right to withdraw this mandate or amend the terms thereof at any time without any prior notice. Swindon Property Services will endeavour to inform all parties where possible.

This mandate is not an exclusive mandate and the Landlords represented hereby cannot be precluded from entering into negotiations and concluding lease agreements with any other party whatsoever, irrespective of a broker/brokerage being in negotiations with a potential tenant for any of the vacant space.

No broker/brokerage TO LET boards may be erected at the property unless expressly approved by Swindon Property Services in writing as instructed by its client(s).

By virtue of your use of the information contained in the vacancy schedule, it is implied that:

- a) you have voluntarily given your consent, and agreed to be legally bound to the terms and conditions below; and
- b) you are the legally competent, and authorised representative of the broker company.

# TERMS & CONDITIONS

---

1. Commission will only be paid to the broker/age who is the effective cause of the deal. Only a signed and accepted offer to lease will constitute effective cause.
2. The prospective tenant must have been physically shown the actual premises and a letter of introduction confirming the exact date of such inspection must be presented to Swindon Property Services to that effect. No verbal introductions will be accepted.
3. To prove that you were the “effective cause” of the transaction, it must be established that your efforts were the decisive factor that triggered the transaction or was the overriding factor(s) in the conclusion of the transaction. The effective cause will be confirmed and supported with a signed offer to lease, accepted by the landlord, and a signed lease agreement.
4. If a broker/brokerage was the effective cause of a lease negotiation as contemplated in 3 above, then commission on the transaction will become due and payable once the following has been completed:
  - / Confirmation by way of presentation by the broker/brokerage that they are in possession of a valid Fidelity Fund Certificate
  - / The landlord’s standard agreement of lease has been signed by the tenant and the landlord
  - / All the tenants` FICA documentation has been submitted to Swindon Property Services
  - / The agreed deposit has been paid in full to Swindon Property Services
  - / All suspensive conditions have been fulfilled
  - / The Tenant has taken occupation of the premises
  - / The first month’s rental has been paid in full to Swindon Property Services
  - / A legally valid tax invoice in respect of the commission has been received by Swindon Property Services and has been approved for payment by the relevant landlord

## TERMS & CONDITIONS CONTINUED

---

5. Any terms and conditions contained in the offer to lease will become null and void once an agreement of lease has been concluded between the landlord and tenant.

6. Commission will not be paid on:

- / Any renewals or extension periods negotiated
- / Operating costs
- / Parking rentals
- / Any additional premises taken by the tenant during their occupation of the premises
- / Any sale of the property or sale of a portion thereof to the tenant in which the premises are situated

7. Commissions will be paid as follows, unless agreed to otherwise:

7.1 1 month's rental, adjusted on a pro rata basis for a 12-month period on monthly leases and leases up to 12 months

7.2 Leases longer than 12 months will be paid as follows:

- a. 5% on the first 2 year's nett rental
- b. 2.5% on the next 3 year's nett rental
- c. 1.5% on the next 3 years' nett rental;
- and
- d. 1% on the balance of the lease period

**DISCLAIMER: PLEASE NOTE ALL RENTALS QUOTED  
ON THE VACANCY SCHEDULE ARE VAT EXCLUSIVE.**

## CONTACT US

---

**Michelle Turvey**

+27 82 455 5454

michelle@swindon.co.za

**Margot Johnstone**

+27 71 867 9076

margot@swindon.co.za

### CAPE TOWN

📍 80 Strand Street,  
Cape Town, 8001

☎ +27 (21) 422 0778

### JOHANNESBURG

📍 6 Illovo Edge, Corner Harries  
& Fricker Road, Illovo, 2196

☎ +27 (11) 268 6315

### DURBAN

📍 2nd Floor 2SIX2, 262 Florida Rd,  
Morningside, Durban, 4001

☎ +27 (31) 324 3540