Swindon Property

VACANCY SCHEDULE

NOVEMBER 2026

An International Associate of Savills

126 JOUBERT STREET, PAROW

Joubert Street, Parow Industria, Cape Town

Prime retail space available for rent in the Parow area, offering high foot traffic and easy accessibility. .



UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Retail Area	TBC	940m²	1	R 131 600.00	R140.00
Yard Area	TBC	310m²	1	R 0	R 0
Parking	TBC	405m²	1	R 0	R 0

***Exclusive of VAT**

34 PRESIDENT STEYN

34 President Steyn Street, Parow, Cape Town

This commercial space situated next to Builders Warehouse provides high foot traffic, great exposure and a secure yard with ample parking space available.



UNIT 44	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Retail	Immediately	406m²	1	R 44 660.00	R 110.00/m²
1st Floor	Immediately	183.14m²	1	R 20 145.40	R 110.00/m²

***Exclusive of VAT**

***For enquiries, please contact Lee-Anne Barnard**

JOUBERT STREET, PAROW

Joubert Street, Parow Industria, Cape Town

Prime commercial space available for rent in the Parow area, offering high foot traffic and easy accessibility which ensures maximum exposure for your business. These premises are Ideally suited for retail and commercial use.



UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Ground Floor- Retail	Immediate	318	1	R 47 700.00	R150.00
First Floor - Office	Immediate	246	1	R 23 370.00	R95.00
Second Floor - Office	Immediate	246	1	R 23 370.00	R95.00

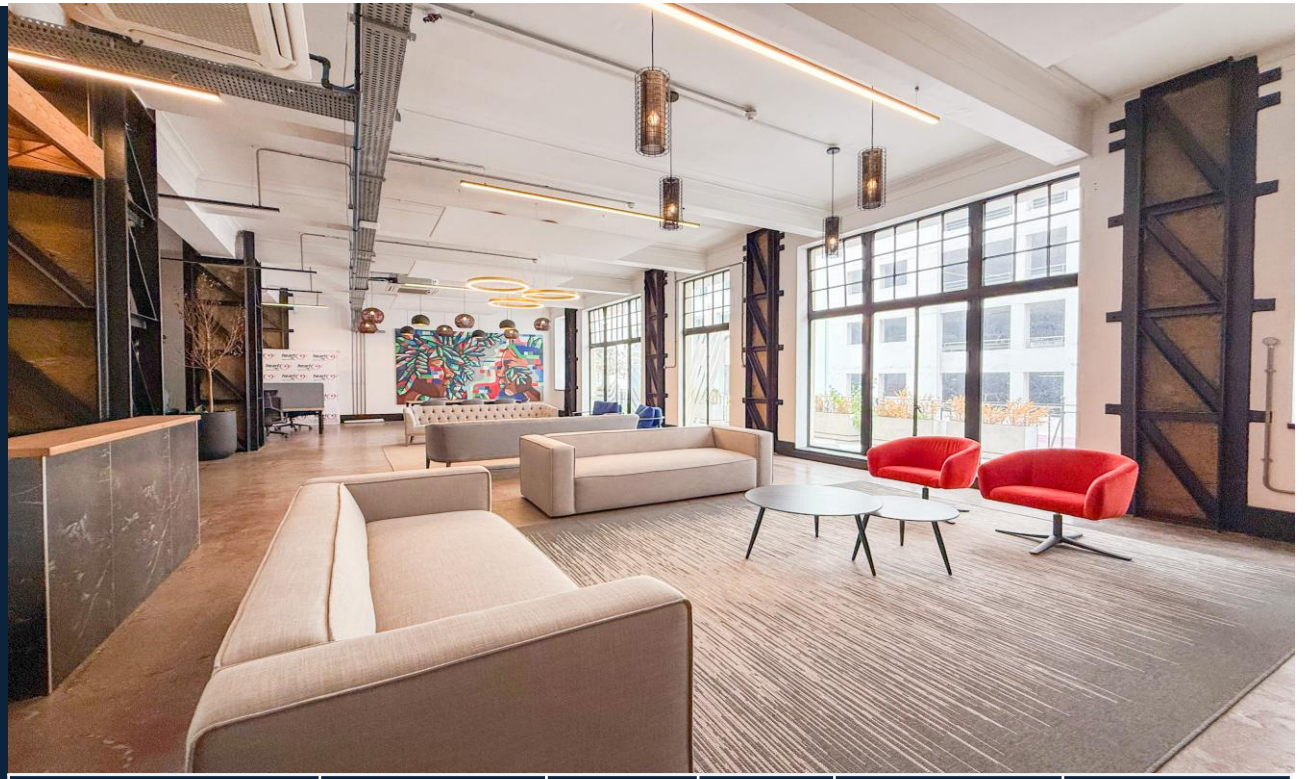
***Exclusive of VAT**

***For enquiries, please contact Lee-Anne Barnard**

SPEAKERS CORNER

31 Parliament Street, Cape Town, 8001

Multi-level premises with secure parking available. Access controlled with 24 hour security. Great proximity to legal chambers.



UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Mezzanine	Immediate	63m²	2	R11 340.00	R180/m²
101 & 103	Immediate	234,53m²	2	R42 215,40	R180/m²
Balcony	Immediate	23,45m²	1	R1 876,00	R80/m²
203	Immediate	103,55m²	1	R18,639,00	R180/m²
Balcony	Immediate	4,19m²	1	R335,20	R80/m²
Basement Parking	Immediate			R 1 400.00	

***Exclusive of VAT**

***For enquiries, please contact Lee-Anne Barnard**

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295 VOORTREKKER ROAD, MAITLAND

Situated on Voortrekker Road, in a versatile industrial node , catering to a wide range of industries.. Well positioned in close proximity to the CBD , N1 and M5 routes.

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



UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Ground floor	Immediate	Approx 124,5m²	1	R 9 960 ,00	R80/m²
Courtyard	Immediate	Approx. 45m²	1	R 1 800,00	R40/m²

***Exclusive of VAT**

***For enquiries, please contact James Verster-Cohen**

LIFESTYLE HOUSE

The Forum, North Bank Lane, Century City

Located on the ground floor of Lifestyle House Building at The Forum in Century City, a vibrant business and entertainment district in Cape Town.. Spacious office units with a versatile layout, features include reception area, boardroom, server/storeroom, private offices, open-plan work area, and kitchenette. Building equipped with back-up generator for uninterrupted operations. Prime location near Canal Walk Shopping Centre.

*Generator Levy Included
*Exclusive of VAT

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UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Open Parking	Immediate			R800/bay	

*Exclusive of VAT

***For enquiries, please contact James Verster-Cohen**

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.

Swindon Property Services (Pty) Ltd: 2014/110213/07
Registered with the PPRA. Holder of a Business Property Practitioner FFC. Operating a Trust Account
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An International Associate of Savills
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