



# Swindon

## Property

---

VACANCY SCHEDULE  
FEBRUARY 2026



## 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

**\*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	406m <sup>2</sup>	1	R 44 660.00	R 110.00/m <sup>2</sup>
1 <sup>st</sup> Floor	Immediately	183.14m <sup>2</sup>	1	R 20 145.40	R 110.00/m <sup>2</sup>

**\*Exclusive of VAT**



## 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	Immediate	326	1	R 30 970.00	R140.00
First Floor	Immediate	246	1	R 23 370.00	R95.00
Second Floor	Immediate	246	1	R 23 370.00	R95.00

**\*Exclusive of VAT**



## 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.

UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Basement Parking	Immediate			R1,200/bay ex VAT	
Open Parking	Immediate			R800/bay ex Vat	

## 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*
101 & 103	Immediate	259m <sup>2</sup>	2	R46 620.00	R180/m <sup>2</sup>
102	Immediate	56m <sup>2</sup>	1	R10 080.00	R180/m <sup>2</sup>
203	1 Feb 2026	127m <sup>2</sup>	1	R22 860.00	R180/m <sup>2</sup>
Basement Parking	Immediate			R 1 400.00	

\*Exclusive of VAT

## THE ADDERLEY

The Adderley, Cape Town, 8001

Retail premises with secure parking available. Access controlled with 24 hour security. Great proximity to legal chambers and steady foot traffic.



UNIT	AVAILABILITY	AREA	NO OF UNITS	MARKET RENT*	MARKET RATE*
Storerooms	Immediate	10m <sup>2</sup> /28 m <sup>2</sup>	2/2		R80/m <sup>2</sup>
Basement Parking	Immediate			R 1 400.00	

**\*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

---

**Lee-Anne Barnard**

+27 83 226 6729

leeanne@swindon.co.za

**Michelle Muchemenye**

+27 71 785 6741

michellem@swindon.co.za

### ↘ CAPE TOWN

7th Floor, 80 Strand Street  
Cape Town, 8001

+27 (21) 422 0778

### ↘ GAUTENG

Building 16, 2nd floor  
The Woodlands Office Park,  
Woodlands Drive, Woodmead

+27 (11) 268 6315

### ↘ KWAZULU-NATAL

2nd Floor, 2SIX2, 262 Florida Road,  
Morningside, Durban, 4001

+27 (31) 324 3540