

IMPROVON

VACANCY SCHEDULE - FEB 2024



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JOHANNESBURG

Property Description	Address	Detail	Indicative Sizes	GLA Breakdown	Estimated Occupation date	Indicative Net Rental /m <sup>2</sup>	Estimated Ops & Rates /m <sup>2</sup>	Notes
<b>LINBRO / LONGLAKE / LONGMEADOW AND SURROUNDS</b>								
	<b>Longlake:</b> Cnr Ashworth Street and Laneshaw Street, Longlake	Stand Alone Building within an Industrial Park	<b>10,092m<sup>2</sup></b>	<b>Block B - 10,092m<sup>2</sup></b> Office - ± 1,000m <sup>2</sup> Warehouse - ± 9,092m <sup>2</sup>	<b>Available Immediately</b>	± R73.00/m <sup>2</sup>	Rates & Taxes ± R9.24/m <sup>2</sup> Ops, Levies, insurance, Sprinklers ± R4.96/m <sup>2</sup> <b>Total ± R14.20/m<sup>2</sup></b>	<b>Power:</b> Block B = 350Kva 12m to lowest eves Large Yards LED Lights Roof Sprinklers Multiple roller shutter doors In a secure park Perfect Logistics Facility <b>Keys: At Security</b>
	<b>Meadowview View Logistics Hub Linbro Park</b> Corner of Clulee & Ronald Road, Meadowview, Linbro Park	<i>Tenant Driven Development</i>	<b>We have 9000m<sup>2</sup> of bulk split into 3 units of ± 3,000m<sup>2</sup></b>	3 units of 3,100m <sup>2</sup> to ± 3,500m <sup>2</sup> <b>Units can be Combined</b>	Occupation ± Sept 2024	± R85.50/m <sup>2</sup>	± R13.50/m <sup>2</sup>	<b>Note:</b> Will suit logistics and distribution companies (NOT For Sale)
<b>Longmeadow Business Park</b>	<b>31B Lake Road Longmeadow (Ex Smollan)</b>	Stand Alone Building within secure Industrial Park	<b>8,617m<sup>2</sup></b>	<b>Stand Alone Building:</b> Office - 643m <sup>2</sup> Mezz - 654m <sup>2</sup> Warehouse - 7,320m <sup>2</sup> <b>Total GLA: 8,617m<sup>2</sup></b>	<b>Available Immediately</b>	± R60.00/m <sup>2</sup>	± R10.80/m <sup>2</sup>	<b>Note:</b> Power - 200amps (200Kva) Doors - 6 Roller Shutters Height - ± 9m Roof height sprinklers <b>Keys: At security</b>

EAST RAND

<b>Ex-Edward Snell Building Tunney</b>	<b>1 Essex Rd, Tunney</b>	Stand Alone Building	<b>LET</b>	<b>LET</b>	<b>LET</b>	<b>LET</b>	<b>LET</b>	<b>LET</b>
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N1 BUSINESS PARK - MIDRAND

	N1 Business Park, 1 Shale Road, Midrand (Ex CONCO Building)	Ex CONCO Building	<b>Refurbishment Complete</b>	<b>Size:</b> Office - 1,590m <sup>2</sup> Warehouse - 4,859m <sup>2</sup> W/Hse Mezz - 676m <sup>2</sup> Canopy - 737m <sup>2</sup> <b>Total - 7,862m<sup>2</sup></b>	<b>Available Immediately</b>	± R65.00/m <sup>2</sup> (Negotiable)	Rates & Taxes ± R10.81/m <sup>2</sup> Ops, Levies, Sprinklers ± R4.89/m <sup>2</sup> <b>Total ± R15.70/m<sup>2</sup></b>	<b>Note:</b> Extra - Large Yard On-Grade access Highway Frontage Sprinklers Secure park 800amps 500Kva Generator <b>Keys: At Main gate Security</b>
	N1 Business Park, 4 Travertine Rd, Midrand (Ex Mazda Building)	Ex Mazda Building	<b>10,652m<sup>2</sup></b>	<b>Size:</b> Office ± 1,300m <sup>2</sup> Training ± 200m <sup>2</sup> W/House & Wkshop - 9,152m <sup>2</sup> <b>Total - 10,652m<sup>2</sup></b>	<b>Available July / Aug 2024</b>	± R75.00/m <sup>2</sup>	Rates & Taxes ± R11.50/m <sup>2</sup> Ops, Levies, Sprinklers ± R5.00/m <sup>2</sup> <b>Total ± R16.50/m<sup>2</sup></b>	<b>Note:</b> Extra - Large Yard 5 Roller doors @ dock height 1 Ramp ± 10m to lowest Eves Highway Frontage Sprinklers Secure park Power ± 350Kva (TBC) <b>Keys: View by appointment ONLY</b>
	N1 Business Park, 1 Quartz Close, Midrand (Ex Elanco Building)	Ex Elanco Building	<b>2,126m<sup>2</sup></b>	Office - 474m <sup>2</sup> Warehouse - 1,652m <sup>2</sup> <b>Total - 2,126m<sup>2</sup></b>	<b>Available Immediately</b>	± R80.00/m <sup>2</sup>	Rates & Taxes ± R11.00/m <sup>2</sup> Ops, Levies, Sprinklers ± R5.00/m <sup>2</sup> <b>Total ± R16.00/m<sup>2</sup></b>	Stand Alone Building Within secure business park 3 Roller Doors Private secure yard <b>Keys: At Main gate Security</b>

FOR SALE

	Lordsview: Allandale Road, Midrand	<b>Tenant Development Opportunity:</b> 43,500m <sup>2</sup> of bulk available Still to be constructed	<b>From 4,500m<sup>2</sup> upwards to ± 20,000m<sup>2</sup></b>	<b>Site also FOR SALE</b>	<b>Site Details:</b> Size: 7.2 Ha (72,500m <sup>2</sup> ) FAR: 60% Bulk: 43,500m <sup>2</sup> Zoning: Industrial 1 Power: 1741 Kva Price R1,400/m <sup>2</sup> Ex VAT	New dev Net Rental: R82.00/m <sup>2</sup> Sales Price ± R1,400.00/m <sup>2</sup>	± R10.50/m <sup>2</sup>	<b>Please call us for more info on the development alternatives.</b>
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SAMRAND - MIDRAND

	Samrand: C/o Rietspruit & Sterling Road	Existing Buildings	<b>Fully Let</b>	<b>Fully Let</b>	Fully Let	Fully Let	Fully Let	Fully Let
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POMONA

<b>Transit Industrial Park</b>	Transit Industrial Park: Cnr Constantia Street and Deodar Street, Pomona	Unit 20 Ex-Lluvia Sugar	973m <sup>2</sup>	973m <sup>2</sup>	<b>Immediately</b>	R70.00/m <sup>2</sup>	R16.80/m <sup>2</sup> (Rates, Taxes, Levies, Security, Insurance)	Security will direct you to the unit.
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**RAND AIRPORT - DAKOTA PRECINCT & GOSFORTH PARK - GERMISTON**

<b>Gosforth Industrial Park, Germiston</b>	Silverstone Cresc (Ex-Manline)	Existing Building (Ex Manline Building)	<b>5,870m<sup>2</sup></b>	Warehouse - 5,503m <sup>2</sup> Offices - 367m <sup>2</sup>	<b>01-Jun-24</b>	± R70.00/m <sup>2</sup>	± R10.60/m <sup>2</sup>	9m to lowest eaves 6 Roller Shutters Roof top sprinklers, pumps & tanks  Tenant - Manline
	Dakota precinct, Rand Airport, Germiston	<b>Midi Unit Development</b>	<b>2x 2,500m<sup>2</sup> 2x 1,910m<sup>2</sup> 2x 2,250m<sup>2</sup></b>  <b>Units can be Combined</b>	<b>Block B</b> 2x 2,500m <sup>2</sup> or 1x 5,000m <sup>2</sup>  <b>Block C</b> 2x 1,910m <sup>2</sup> & 2x 2,250m <sup>2</sup> or a combination of sizes	<b>Available ± Nov 2024</b>	<b>R76.50/m<sup>2</sup></b>	<b>± R12.50/m<sup>2</sup></b>	<a href="http://www.dakotaprecinct.co.za">www.dakotaprecinct.co.za</a>
	Dakota precinct, Rand Airport, Germiston	Large Tenant Driven Warehouses (Rental Only)	From 10,000m <sup>2</sup> to 35,000m <sup>2</sup>	From 10,000m to 35,000m <sup>2</sup>	Tenant Driven ± (10 months from signature)	Enquire	Enquire	<a href="http://www.dakotaprecinct.co.za">www.dakotaprecinct.co.za</a>


**RUSTENBURG**

<b>Rustenburg Land</b>	Mabe Park Extension, Rustenburg	Office / Warehouse / Value Mart mixed use development	1,000m <sup>2</sup> - 5,000m <sup>2</sup> boxes up to 13,000m <sup>2</sup>	To suit Tenant	9 months from lease signature	± R70.00	± R9.00	Contact for development options
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**CAPE TOWN / MONTAGUE PARK**

<b>Rivergate</b>	<b>19 Armstrong Drive, Rivergate</b>	<b>Land Available For Sale</b>	<b>51,528m<sup>2</sup></b>	<b>Bulk ± 33,000m<sup>2</sup></b>	<b>For Sale</b>	R1,300.00/m <sup>2</sup> Ex VAT	TBC	Zoned MU2, and fully serviced 1500kva
	Montague Business Park	Existing Retail Box (Suitable for Builders / Plumbink etc)	3,464m <sup>2</sup>	3,464m <sup>2</sup>	Available Jan 2024	R120.00/m <sup>2</sup>	R15.00/m <sup>2</sup>	Ample staff and customer parking, excellent exposure onto Tanzanite and Ruby Roads, 3 roller doors, cash office, 8m to eaves

**ZAMBIA - LUSAKA - York Commercial Park (Kafue Rd)**

	Kafue Road, York Commercial Park, Lusaka, Zambia	<u>Mini-units</u>	From ± 800m <sup>2</sup> to ± 1180m <sup>2</sup>	From ± 800m <sup>2</sup> to ± 1180m <sup>2</sup>	Immediately	\$4.00/m <sup>2</sup>	K5.00/m <sup>2</sup>	Within a secure modern Industrial Park
	Kafue Road, York Commercial Park, Lusaka, Zambia	Stand Alone Buildings	<u>Let</u>	<u>Let</u>	<u>Let</u>	<u>Let</u>	<u>Let</u>	<a href="http://www.yorkcommercialpark.com">Contact for development options www.yorkcommercialpark.com</a>
	Kafue Road, York Commercial Park, Lusaka, Zambia	<b>Land for sale</b>	<b>Land for sale</b>	From 20,000m <sup>2</sup> to 20Ha	Immediate	Unserviced \$45/m <sup>2</sup> \$110/m <sup>2</sup> serviced	Park Levy will apply	<a href="http://www.yorkcommercialpark.com">Contact for development options www.yorkcommercialpark.com</a>

**KENYA - NAIROBI GATE INDUSTRIAL PARK (Eastern Bypass)**

	Nairobi Gate Industrial Park: Eastern Bypass, Nairobi	Mini Unit Development	Units from 450m <sup>2</sup> to 550m <sup>2</sup>  Units can be combined	Unit 2 to 9 - 540m <sup>2</sup>  Unit 13 to 16 - 444m <sup>2</sup>	<b>Available Immediately</b>	± \$6.40/m <sup>2</sup>	± KES 60.00/m <sup>2</sup>	<a href="http://www.nairobigate.com">www.nairobigate.com</a>
	Nairobi Gate Industrial Park: Eastern Bypass, Nairobi	Spec Building of ± 5000m <sup>2</sup> (Sub Divisible)	<b>2,500m<sup>2</sup> &amp; 5,000m<sup>2</sup></b>	2,500m <sup>2</sup> & 5,000m <sup>2</sup>	<b>Available Immediately</b>	± \$6.20/m <sup>2</sup>	± KES 60.00/m <sup>2</sup>	<a href="http://www.nairobigate.com">www.nairobigate.com</a>

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**Note:**  
1. Introductions will only be recognised on the successful acceptance by Improvon of a binding & accepted signed lease agreement.  
2. Rental amounts, Ops costs, size, and occupation dates quoted above are subject to change without notice (Ops costs, and Rates etc will be worked out on actual charges at the lease commencement).  
3. Commission is calculated based on the Net Rental unless quoted above as a Gross Rental, and is ONLY paid on receipt of 1st months rental & deposit. Commission is not paid on rent free or beneficial occupation periods.