

IMPROVON

VACANCY SCHEDULE - SEPT 2024



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JOHANNESBURG

Property Description	Address	Detail	Indicative Sizes	GLA Breakdown	Estimated Occupation date	Indicative Net Rental /m ²	Estimated Ops & Rates /m ²	Notes
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LINBRO / LONGLAKE / LONGMEADOW AND SURROUNDS

	Longlake: Cnr Ashworth Street and Laneshaw Street, Longlake	Stand Alone Building within an Industrial Park	Block A 10,560m²	Block A - 10 560m² Office - 625m ² Mezz - 540m ² Warehouse - 9,395m ²	Available 1 months notice	± R80.00/m ²	Rates & Taxes ± R9.50/m ² Ops, Levies, insurance, Sprinklers ± R6,70/m ² Total ± R16,20/m²	Note: Power Block A = 350Kva Pumps tanks & roof top sprinklers 12m to lowest eaves 11 Roller shutter doors 35m yard KEYS - By Appointment Only: Please call Sunet Hansen – 307 3853
	Meadowview View Logistics Hub Linbro Park Corner of Clulee & Ronald Road, Meadowview, Linbro Park	New Development	We have 9500m² of bulk split into 3 units of ± 3,100m² to 3,500m²	3 units of 3,100m ² to ± 3,500m ² Units can be Combined	Occupation ± July 2025	± R86,50/m ²	± R15.00/m ²	Note: Will suit logistics and distribution companies (NOT For Sale)
Longmeadow Business Park	31B Lake Road Longmeadow	Stand Alone Building	LET	LET	LET	LET	LET	LET

EAST RAND

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

	N1 Business Park, 4 Travertine Rd, Midrand (Ex Mazda Building)	Ex Mazda Building	10,652m²	Size: Office ± 1,300m ² Training ± 200m ² W/House & Wkshop - 9,152m ² Total - 10,652m²	Available - Immediately	± R77.00/m ²	Rates & Taxes ± R11.10/m ² Ops, Levies, Sprinklers ± R5.50/m ² Total ± R16.60/m²	Note: Large Yard 5 Roller doors @ dock height 1 Ramp ± 10m to lowest Eves Highway Frontage Sprinklers Secure park Power ± 350Kva (TBC) Keys: At main park security
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FOR SALE

	Lordsview: Allandale Road, Midrand	Tenant Development Opportunity: 43,500m ² of bulk available Still to be constructed	From 8,000m² upwards to ± 20,000m²	Site FOR SALE	Site Details: Size: 7.2 Ha (72,500m ²) FAR: 60% Bulk: 43,500m ² Zoning: Industrial 1 Power: 1741 Kva Price R1,400/m ² Ex VAT	New dev Net Rental: R82.00/m ² Sales Price ± R1,400.00/m ²	± R14.00/m ²	Please call us for more info on the development alternatives.
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SAMRAND - MIDRAND









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

	Elgin Street, Pomona	Vacant Warehouse	Unit C 3,573m ²	Block C - 3,573m² Office - ± 468m ² Warehouse - ± 3,105m ²	Available November 2024	± R73.00/m ²	Rates & Taxes ± R9.55/m ² Ops, Levies, Sprinklers ± R5.40/m ² Total ± R14.95/m²	Note: Power - 125amps Private yard In a secure park Multiple Roller shutter doors and a ramp
Transit Industrial Park	Transit Industrial Park: Cnr Constantia Street and Deodar Street, Pomona	Unit 12 - Ex Enervision	Available 01 Dec 2024	1,017m ²	Available - 01 Dec 2024	R72.00/m ²	R18.50/m ² (Rates, Taxes, Levies, Security, Insurance)	To View call Tanya: 086 111 1270

RAND AIRPORT - DAKOTA PRECINCT & GOSFORTH PARK - GERMISTON

Gosforth Industrial Park, Germiston	Silverstone Cresc (Ex-Manline)	Existing Building (Ex Manline Building)	5,860m²	Warehouse - 5,493m ² Offices - 367m ²	Immediately	± R70.00/m ²	± R11.20/m ²	9m to lowest eaves 6 Roller Shutters Roof top sprinklers, pumps & tanks Keys - At building security
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	Dakota precinct, Rand Airport, Germiston	Midi Unit Development - Construction has commenced	2x 2,500m ² 2x 1,910m ² 2x 2,250m ² Units can be Combined	Block B 2x 2,500m ² or 1x 5,000m ² Block C 2x 1,910m ² & 2x 2,250m ² or a combination of sizes	Available ± March 2025	± R80,00/m ²	± R13,50/m ²	www.dakotaprecinct.co.za
	Dakota precinct, Rand Airport, Germiston	Large Tenant Driven Warehouses (Rental Only)	From 10,000m ² to 35,000m ²	From 10,000m ² to 35,000m ²	Tenant Driven ± (10 months from signature)	Enquire	Enquire	www.dakotaprecinct.co.za
RUSTENBURG								
Rustenburg Land	Mabe Park Extension, Rustenburg	Office / Warehouse / Value Mart mixed use development	1,000m ² - 5,000m ² boxes up to 13,000m ²	To suit Tenant	9 months from lease signature	± R85.00	± R10.00	Contact for development options
CAPE TOWN / MONTAGUE PARK								
Rivergate	19 Armstrong Drive, Rivergate	Land Available For Sale	51,528m ²	Bulk ± 33,000m ²	For Sale	R1,300.00/m ² Ex VAT	TBC	Zoned MU2, and fully serviced 1500Kva
	Montague Business Park	Unit 1	7,391m ²	6,559m ² Warehouse 832m ² Offices Total 7,391m ²	01-Mar-25	± R85.00/m ²	± R13,00/m ²	6 Roller Shutters at dock height, ± 9m to lowest Eaves
	Montague Business Park	Unit 2 & 3 (Ex-UPD)	7,425m ²	6,134m ² Warehouse 1,291m ² Offices Total 7,425m ²	3 Months Notice period	± R85.00/m ²	± R13,00/m ²	4 Roller Shutters at dock height, ± 9m to lowest Eaves
	Montague Business Park	Above Units can be combined (14,816m ²)	14,816m ²	12,693m ² Warehouse 2,123m ² Offices Total 14,816m ²	Q1 2025	± R85.00/m ²	± R13,00/m ²	10 Roller Shutters at dock height, ± 9m to lowest Eaves
ZAMBIA - LUSAKA - York Commercial Park (Kafue Rd)								
	Kafue Road, York Commercial Park, Lusaka, Zambia	Mini-units	From ± 800m ² to ± 1180m ²	From ± 800m ² to ± 1180m ²	Immediately	\$4.00/m ²	K5.00/m ²	Within a secure modern Industrial Park
	Kafue Road, York Commercial Park, Lusaka, Zambia	Stand Alone Buildings	Let	Let	Let	Let	Let	Contact for development options www.yorkcommercialpark.com
	Kafue Road, York Commercial Park, Lusaka, Zambia	Land for sale	Land for sale	From 20,000m ² to 20Ha	Immediate	Unserviced \$45/m ² \$110/m ² serviced	Park Levy will apply	Contact for development options www.yorkcommercialpark.com
KENYA - NAIROBI GATE INDUSTRIAL PARK (Eastern Bypass)								
	Nairobi Gate Industrial Park: Eastern Bypass, Nairobi	Mini Unit Development	Units from 450m ² to 550m ² Units can be combined	Unit 2 to 9 - 540m ² Unit 13 to 16 - 444m ²	Available Immediately	± \$6.40/m ²	± KES 60.00/m ²	www.nairobigate.com
	Nairobi Gate Industrial Park: Eastern Bypass, Nairobi	Spec Building of ± 5000m ² (Sub Divisible)	2,500m ²	2,500m ² & 5,000m ²	Available Immediately	± \$6.20/m ²	± KES 60.00/m ²	www.nairobigate.com
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Broker Mandate:								
1. Introductions will only be recognised on signature by Improvon of a binding lease agreement. No verbal introductions or emails / letters of introduction will be recognised. Only a lease signed by Improvon will constitute effective cause.								
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 only, 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.								
4. Commission is only payable on the guaranteed lease term. If there is an early termination clause or option to terminate in the lease, then commission shall not be payable on this period.								
5. Commission on leases of 1 year or less shall be negotiated. Commission is NOT payable on renewals, rent free periods, or additional space leased by the tenant.								