



VACANCY SCHEDULE: NOVEMBER 2025

CONTACT: 010 449 1240 (Office); 071 851 4532 (Michal)

michal@cezpropertygroup.net

Bedfordview Office Park (1 Riley Road, Bedfordview)

Unit	Office Size m ²	Warehouse Size m ²	Total Size m ²	Gross/m ²	Availability	Comments																		
15	830,00	N/A	830,00	R125,00	01 March 2026	For viewing arrangements contact our offices																		
<table><tr><td colspan="3">Parking:</td><td>Open</td><td>R150,00</td><td>4 bays</td></tr><tr><td colspan="3"></td><td>Shadenet</td><td>R250,00</td><td>20 bays</td></tr><tr><td colspan="3"></td><td>Covered</td><td>R350,00</td><td>12 bays</td></tr></table>							Parking:			Open	R150,00	4 bays				Shadenet	R250,00	20 bays				Covered	R350,00	12 bays
Parking:			Open	R150,00	4 bays																			
			Shadenet	R250,00	20 bays																			
			Covered	R350,00	12 bays																			

Fontainebleau Value City (167 Republic Road, Fontainebleau, Randburg)

Unit	Office Size m ²	Warehouse Size m ²	Total Size m ²	Gross/m ²	Availability	Comments
7	N/A	N/A	119,41	R71,00	Immediate	Keys with security

Gallagher Place South (54 Richards Drive, Halfway House, Midrand)

Unit	Office Size m ²	Warehouse Size m ²	Total Size m ²	Gross/m ²	Availability	Comments				
4	230,00	150,00	380,00	R74,00	Immediate	For viewing arrangements contact our offices				
							Parking:		Open	R150,00
									Shadenet	R250,00

ALPHEN SQUARE WEST (Corner George Road and 16th Road, Randjespark, Midrand)

Unit	Office Size m ²	Warehouse Size m ²	Total Size m ²	Gross/m ²	Availability	Comments				
B	500,00	1 060,00	1 560,00	R74,00	Immediate	Keys with security. 125% commission payable				
							Parking:		Open	R150,00
									Shadenet	R250,00

Little Village Kyalami (Corner Hawthorne and Begonia Roads, Kyalami)

Unit	Office Size m ²	Warehouse Size m ²	Total Size m ²	Gross/m ²	Availability	Comments
6	N/A	N/A	129,00	R120,00	Immediate	For viewing arrangements contact our offices

N.B. This is an educational kids village, only specific tenants will be accepted. For clarity contact our offices.

www.littlevillagekyalami.co.za

64 Wierda Road East (Wierda Valley, Sandton)

Unit	Office Size m ²	Warehouse Size m ²	Total Size m ²	Gross/m ²	Availability	Comments																		
Stand Alone	3 290,00	0,00	3 290,00	R160,00	Immediate	For viewing arrangements contact our offices. 150% commission payable																		
<table><tr><td colspan="3">Parking:</td><td>Open</td><td>R150,00</td><td>15 bays</td></tr><tr><td colspan="3"></td><td>Covered</td><td>R250,00</td><td>32 bays</td></tr><tr><td colspan="3"></td><td>Basement</td><td>R350,00</td><td>61 bays</td></tr></table>							Parking:			Open	R150,00	15 bays				Covered	R250,00	32 bays				Basement	R350,00	61 bays
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			Covered	R250,00	32 bays																			
			Basement	R350,00	61 bays																			

4 Chadwick Avenue, Wynberg

Unit	Office Size m ²	Warehouse Size m ²	Total Size m ²	Gross/m ²	Availability	Comments
A	N/A	N/A	650,00	R60,00	01 December 2025	For viewing arrangements contact our offices
B1A	117,00	N/A	117,00	R60,00	Immediate	For viewing arrangements contact our offices
B1B	117,00	N/A	117,00	R60,00	Immediate	For viewing arrangements contact our offices
C1	N/A	413,00	413,00	R60,00	Immediate	For viewing arrangements contact our offices
B2C	255,00	N/A	255,00	R50,00	Immediate	For viewing arrangements contact our offices
B3A	160,00	N/A	160,00	R50,00	Immediate	For viewing arrangements contact our offices

CENTRE POINT (727 Pretoria Main Road, Wynberg)

Unit	Office Size m ²	Warehouse Size m ²	Total Size m ²	Gross/m ²	Availability	Comments
B1	N/A	N/A	770,00	R48,00	Immediate	Keys with security
F2	N/A	N/A	1 140,00	R48,00	Immediate	Keys with security
F4	N/A	N/A	380,00	R48,00	Immediate	Keys with security
G2	N/A	N/A	1 620,00	R48,00	Immediate	Keys with security
G3	N/A	N/A	1 230,00	R48,00	Immediate	Keys with security
R1	N/A	N/A	39,00	R48,00	Immediate	Keys with security

GEORGIAN PLACE OFFICE PARK (18 Southway Road, Eastgate Ext. 6)																					
Unit	Office Size m ²	Warehouse Size m ²	Total Size m ²	Gross/m ²	Availability	Comments															
Block D 1st Floor DF	673,00	N/A	673,00	R60,00	Immediate	Keys on site at CEZ Offices in Block A 1st Floor. 150% commission payable															
Unit GGA Ground Floor	300,00	N/A	300,00	R70,00	Immediate	Keys on site at CEZ Offices in Block A 1st Floor															
Block J 1st Floor JF	730,00	N/A	730,00	R60,00	Immediate	Keys on site at CEZ Offices in Block A 1st Floor. 150% commission payable															
<table><tr><td colspan="3">Parking:</td><td>Open</td><td>R150,00</td></tr><tr><td colspan="3"></td><td>Shadenet</td><td>R250,00</td></tr><tr><td colspan="3"></td><td>Covered</td><td>R300,00</td></tr></table>							Parking:			Open	R150,00				Shadenet	R250,00				Covered	R300,00
Parking:			Open	R150,00																	
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72 Kitshof, Rosslyn																					
Unit	Office Size m ²	Warehouse Size m ²	Total Size m ²	Gross/m ²	Availability	Comments															
A	0,00	9 944,00	9 944,00	R65,00	01 January 2026	For viewing arrangements contact our offices															
Fosfor Street, Rosslyn (Automotive Supplier Park)																					
Unit	Office Size m ²	Warehouse Size m ²	Total Size m ²	Gross/m ²	Availability	Comments															
Erf 427	N/A	N/A	11 817,00	Negotiable	Immediate	Vacant Land for development within the Automotive Supplier Park, willing to enter into negotiations with potential tenants to build premises to tenants specifications.															
Erf 429	N/A	N/A	14 711,00	Negotiable	Immediate	Vacant Land for development within the Automotive Supplier Park, willing to enter into negotiations with potential tenants to build premises to tenants specifications.															

CEZ Property Group - Broker/Agent Mandate:

Terms and Conditions:

- No verbal introductions or letters of introduction will be recognised. Only a submitted Offer to Lease will constitute effective cause.
- All amounts quoted exclude VAT.
- No broker/agent boards to be erected at properties without the prior written consent of CEZ Property Group.
- No advertising will be allowed on any social media or other electronic platform without the prior written consent of CEZ Property Group.
- Whereas every effort has been made to ensure that the contents of the vacancy schedule are correct, CEZ Property Group does not accept any responsibility or liability whatsoever for incorrect information which may appear herein. The contents hereof are subject to change without prior notice.

Payment of Commission:

- The broker/agent must be the "**effective cause**" of the transaction for commission to become due and payable. To prove that the broker/agent was the "effective cause" of the transaction, it must be established that the broker's/agent's efforts were the decisive factor that triggered the transaction. The evidence of the broker's/agent's efforts would be an approved offer, and a signed lease agreement obtained by the broker/agent.
- To the extent that any dispute arises in respect of this Mandate, such dispute will be referred to the Landlord's legal advisor and the legal advisor's decision will be final and binding.
- Commission is payable on **basic rental only**, subject to the following conditions having been met:
 - Lease and other documentation **signed** by all parties
 - **Deposits, bank guarantees, lease fees and 1st month's rental paid**
 - All lease suspensive conditions have been fulfilled
 - All FICA documentation received
 - Tenant has taken occupation of the premises and any **Beneficial Occupation has run its full course**
- For deals of 1 to 3 years commission is calculated on the following guidelines:
 - 5% on the first year's basic rental (or part thereof)
 - 5% on the second year's basic rental
 - 2,5% on the third year's basic rental
- If an Agreement of Lease has a term of 3 years or longer, we reserve the right to negotiate the commission depending on the variables relating to each transaction.
- If an Agreement of Lease contains a "get-out" clause, commission will be payable for the duration of lease up to the "get-out" clause, the balance may be claimed only if the Tenant elects to continue with the lease (this clause must be read in conjunction with the aforementioned condition).
- Commission is not payable on renewals, rent free periods, options, Tenant specific recoveries and additional space leased by the Tenant or any sale by the Landlord to the Tenant.
- Should a broker/agent wish to introduce a single Tenant, or brand, to multiple premises within the CEZ Property Group portfolio, commission will only be payable on the first Offer to Lease accepted by the Landlord. No commission will be payable on any subsequent transactions.
- All rentals quoted exclude marketing contributions, operational costs, refuse, utilities and rates and taxes.