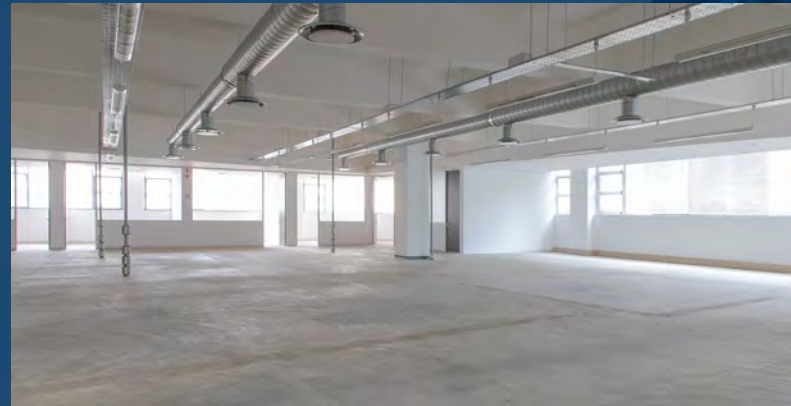




BOXWOOD
PROPERTY FUND

BERGSTAN | 52 LOOP STREET



TOTAL LETTABLE AREA: 10,893/m²

PREMISES AVAILABLE

FLOOR	AREA	GROSS RENT	AVAILABILITY
3 rd Floor	665m ²	R120m ²	Immediately
4 th Floor	662m ²	R120m ²	Immediately
Roof	601m ²	R100m ²	Immediately

Exclusive rooftop with city views

Each floor has own bathrooms and kitchen facility

Rentals are exclusive of VAT, utilities and rates increases

ESCALATION 8%

TENANT INSTALLATION 1 month's rental per lease year (based on 3-year lease)

BENEFICIAL OCCUPATION 3 months

PARKING R1550/bay (at Pickbel Arcade)

COMMISSION Double standard old SAPOA commission tariff until March 2020
Normal payment terms apply

LEASE AGREEMENT Standard Landlord's lease agreement to be signed.



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TYPICAL FLOOR PLAN

