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Reference : G:\cbpr\advertising\available_and_cbclava_20180613.odt
 J:\websites\cbproperties.co.za\uploads\documents\cb-centre-available-space.pdf

C B Centre Available Space

West Building, Ground Floor – West Suite (Set)

Availability	1st June
Size description	Large suite +/- 102sqm
Suggested maximum occupants	5 to 6
Comprised of	One large open plan reception. One secretarial office, one executive office, filing room and a large store with loading bay.
Monthly Rental ex VAT	R 10 400.00
Daily Cleaning - Monthly Charge ex VAT	R 630.00

West Building, Ground Floor – North-East Suite (Mod)

Availability	Immediate
Size description	Large suite. +/- 118sqm
Suggested maximum occupants	7 to 8
Comprised of	Large secretarial/reception office, large board room/professional's office, professional's office with adjoining secretary's office, storage/filing room.
Monthly Rental ex VAT	R11 250.00
Daily Cleaning - Monthly Charge ex VAT	R 630.00

West Building, First-floor – Executive Suite (Dir)

Available alone, or combined with the next unit (Dir2)

Availability	Negotiable
Size description	Executive suite +/- 131sqm
Suggested maximum occupants	7
Comprised of	Two executive offices, one secretarial office, open-plan meeting area, reception/secretarial office, filing area, kitchenette with hot water, private toilet, walk-in strongroom.
Monthly Rental ex VAT	R11 000.00
Daily Cleaning - Monthly Charge ex VAT	R 700.00

West Building, First Floor – South-East (S) Suite (Dir2)

Available alone, or combined with the previous unit (Dir)

Availability	Negotiable
Size description	Medium-sized suite +/- 42sqm
Suggested maximum occupants	4 to 5
Comprised of	One reception/office area, one executive office
Monthly Rental ex VAT	R 4 500.00
Daily Cleaning - Monthly Charge ex VAT	R 345.00

**West Building, First Floor – South-West Suite (Dem01)**

Availability	Immediate
Size description	Medium-sized suite.+/- 50sqm
Suggested maximum occupants	4 to 5
Comprised of	One reception area, secretarial office, two offices
Monthly Rental ex VAT	R 5 500.00
Daily Cleaning - Monthly Charge ex VAT	R 400.00

West Building, First Floor – North-West Suite (SAT)

Availability	1 st June
Size description	Medium-sized suite.+/- 42sqm
Suggested maximum occupants	3 to 4
Comprised of	One reception/secretarial office, one executive office
Monthly Rental ex VAT	R 4 600.00
Daily Cleaning - Monthly Charge ex VAT	R 345.00

East Building, Ground Floor – North-East Suite (LeG)

Availability	Immediately
Size description	Medium-sized suite.+/- 50sqm
Suggested maximum occupants	4 to 5
Comprised of	One reception area, two secretarial offices.
Monthly Rental ex VAT	R 5 500.00
Daily Cleaning - Monthly Charge ex VAT	R 400.00

VAT is excluded and will be added to all invoices. E.&O.E.



CB Centre – Common terms applicable to all units

Deposit required	Two months rental plus VAT equivalent, payable on acceptance of lease.						
Electricity	Every unit is individually metered and actual usage is charged to the tenant.						
Generator	The actual cost is charged pro rata according to the metered electricity consumption.						
Internet	<p>Internet provision is charged according to the bandwidth metered by our server, the actual tariff varying every month according to the overall charges incurred. Economies of scale apply and tenants may use as much bandwidth as they require. Typical charges, (April 2018), which vary from month to month, for bandwidth consumed are:</p> <table><tr><td>First Gigabyte</td><td>R0,04515 per Megabyte</td></tr><tr><td>Second Gigabyte</td><td>R0,02709 per Megabyte</td></tr><tr><td>Thereafter</td><td>R0,00813 per Megabyte</td></tr></table>	First Gigabyte	R0,04515 per Megabyte	Second Gigabyte	R0,02709 per Megabyte	Thereafter	R0,00813 per Megabyte
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Telephones	<p>Voice over internet protocol (VOIP) telephony is provided. One SIP channel, charged at R130 per month (ex VAT), allows multiple incoming calls, and one outgoing call to be made simultaneously. Extra outgoing channels are available at R60 per month (ex VAT). Call charges are pre-paid, and are billed by CB Properties. We supply as many Yaelink T21P advanced-function speaker-phones as required each at a monthly rental of R65,00 ex VAT. No charge is made for extra advanced functions such as automatic call forwarding to a cellphone after hours, voice mail or interactive voice response (IVR) ("Press One for reception, two for sales", etc).</p>						
Activation Fee	<p>An activation fee may be charged when a tenant moves in, changes premises or when extra facilities are required. The fee charged is equal to one month's VOIP charges, or the monthly charges for the extra facilities. Included in the activation fee is the configuration of a private VLAN for the tenant, provision of network points, VOIP provisioning and telephone configuration, and assistance with setting up of PCs, email, and printers.</p>						
Parking	<table><tr><td>Reserved shadenet parking</td><td>R219.30 (ex VAT)</td></tr><tr><td>Open, non-reserved parking</td><td>No charge</td></tr></table>	Reserved shadenet parking	R219.30 (ex VAT)	Open, non-reserved parking	No charge		
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Open, non-reserved parking	No charge						
Cleaning	All tenants are required to accept a cleaning charge. See prospectus for details.						

Viewing of the premises may be done at any time by arrangement.. Please submit all offers on our Offer to Lease form, available by download from our website, www.cbproperties.co.za.

Regards

Errors and Omissions Excepted