

CURRENT VACANCIES

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# VACANCY SCHEDULE

CURRENT VACANCIES, MARCH 2024



**NORDIC LIGHT**  
PROPERTIES

D16 Westlake Square, ☒  
Westlake Drive, Tokai ZA  
021 701 5636 | [info@nordiclight.co.za](mailto:info@nordiclight.co.za)

The information contained herein is subject to change without notice



# VACANCY INDEX

## CAPE TOWN

### CENTURY CITY

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15 Boundary Road  
Nordic Park 1  
130.84m<sup>2</sup>

## JOHANNESBURG

### BRYANSTON

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2 Eaton Ave  
26m<sup>2</sup> - 220m<sup>2</sup>

6 Eaton Ave  
1 073m<sup>2</sup>

2969 William Nicol Drive  
770m<sup>2</sup> - 1 482m<sup>2</sup>

### BEDFORDVIEW

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14 Hawley Road  
4 400m<sup>2</sup>

14 Hawley Road  
(Subdivided)  
347m<sup>2</sup> - 1 118m<sup>2</sup>

### RIVONIA

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359 Rivonia  
Boulevard  
711m<sup>2</sup>

359 Rivonia  
Boulevard  
(Subdivided)

### BRUMA

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15 Ernest  
Oppenheimer Ave  
200m<sup>2</sup>

Nordic Light Properties Pty Ltd is a real estate company with an exclusive focus on commercial property in Southern Africa with management offices in Cape Town and Johannesburg.

### BROKERS

Our aim is to provide you and your client with a seamless service offering, in order to assist you in placing your clients in a space that is managed and owned by Nordic Light Properties.

We look forward to creating an experience that is streamlined, which in turn, will make dealing with us surpass you and your client's expectations.



## Second Floor, Nordic Park 1, Century City

# 15 BOUNDARY RD

Gross Lettable Area: 130,84m<sup>2</sup>

Available: Immediately

### Offices

Nordic Park is an A-grade commercial building situated on the corner of Bridge Street and Boundary Road in Century City.

This unique unit, with its dome-shaped ceiling, situated on the top floor has all the necessary facilities and plenty of windows to enhance the natural sunlight and fresh air. The unit boasts a fitted kitchenette, in-unit bathroom, air-conditioning, network points and private access.

### Parking

4 Bays / 100m<sup>2</sup>

Surina Polling  
082 931 0568  
surina@nordiclight.co.za  
www.nordiclight.co.za



### Asking Rental



Gross Rental: R 145/m<sup>2</sup>

Annual Escalation: 8%



Basement Parking: R 1,050/bay

Occupation Date: Immediately



Open Parking: R 750/bay

Lease Term: 3 or 5 years



Net Storeroom Rental: R 80/m<sup>2</sup>

Tenant Installation Allowance Available: TBC

### Building Amenities



Fibre



Generator



24-Hour Security



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Bryanston, Johannesburg

# 2 EATON AVENUE

Vacancies: Multiple pockets

Parking Bays: 38

Available: Immediately

## Offices

The free standing, A Grade office building is located on the corner of Bryanston Drive and Eaton Avenue, known as 2 Eaton Avenue or The Centre for Integrative Medicine.

## Parking

4 Bays / 100m<sup>2</sup>

Justin Slatter  
+27 82 462 9509  
justins@nordiclight.co.za



Unit Description	Area	Basement Parking	Open Parking	Total
Unit 2, GF, East Wing	193,30m <sup>2</sup>	4	4	R38 061.00
Unit 3, GF, North Wing	165,00m <sup>2</sup>	3	3	R31 950.00
Unit 4, GF, North Wing	120,00m <sup>2</sup>	3	2	R24 350.00
Unit 4, First Floor	45,90m <sup>2</sup>	2	1	R13 295.50
Unit 10, First Floor	26,00m <sup>2</sup>	1	1	R8 320.00
Unit 11, First Floor	26,00m <sup>2</sup>	1	1	R8 320.00
Unit 12, First Floor	45,00m <sup>2</sup>	2	2	R13 625.00
Unit 18, First Floor	220,00m <sup>2</sup>	4	4	R42 600.00
Building Amenities	24-Hour Security		Generator	



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Bryanston, Johannesburg

# 6 EATON AVENUE

Building 3

Vacancy: 1 073m<sup>2</sup>

Parking Bays: 40

Available: Immediately

Offices

6 Eaton Avenue is an A-Grade office park, located off Bryanston Drive with close access to Sandton CBD and main arterial routes, which include Main Road, William Nicol Drive and the N1 highway.

Parking








4 Bays / 100m<sup>2</sup>

Justin Slatter

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Description	Area/Qty	Rate	Total
Building 3			R206 645
 Gross Office Rental	1 073m <sup>2</sup>	R 165/m <sup>2</sup>	R177 045
 Basement Parking	30	R 750/bay	R22 500
 Open Parking	10	R 550/bay	R5 500
 Storage	20	R 80/m <sup>2</sup>	R1 600
Building Amenities			
 CCTV  Generator  Boom-Controlled Access			



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Bryanston, Johannesburg

# 2969 WILLIAM NICOL DRIVE

Vacancies: 774m<sup>2</sup> - 1428m<sup>2</sup>

Parking Bays: 68

Available: Immediately

## Offices

The property is located just off William Nicol Drive, between Nicolway Shopping Centre and the Renault car dealership.














The two-storey building offers easy access to nearby shopping centres and includes 68 parking bays.

## Parking

4 Bays / 100m<sup>2</sup>

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Description		Area/Qty	Rate	Total
Option 1		Total (ex. VAT and utilities)		R 210 700
	Gross Office Rental	1 428m <sup>2</sup>	R 115/m <sup>2</sup>	R 164 220
	Covered Parking	60	R 550/bay	R 33 000
	Open Parking	8	R 450/bay	R 3 600
	Storage	152m <sup>2</sup>	R 65/m <sup>2</sup>	R 9 880
Option 2 - First Floor Office		Total (ex. VAT and utilities)		R 115 050
	Gross Office Rental	774m <sup>2</sup>	R 125/m <sup>2</sup>	R 96 750
	Covered Parking	30	R 550/bay	R 16 500
	Open Parking	4	R 450/bay	R 1 800
Option 3 - Ground Floor		Total (ex. VAT and utilities)		R 107 310
	Gross Office Rental	774m <sup>2</sup>	R 115/m <sup>2</sup>	R 89 010
	Covered Parking	30	R 550/bay	R 16 500
	Open Parking	4	R 450/bay	R 1 800
Building Amenities		 CCTV	 Generator	 Boom-Controlled Access



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Bedfordview, Johannesburg

# 14 HAWLEY ROAD

Gross Lettable Area: 4 550m<sup>2</sup>

Parking Bays: 159

Available: Immediately

## Offices

Conveniently close to Gillooly's interchange, this free-standing B-grade commercial building is situated in the heart of Bedfordview. The premises are in good condition and are available to let immediately as a whole, and subdivision is also an option and it is already partitioned. Ample basement, covered and open parking available,

## Parking

4 Bays / 100m<sup>2</sup>

Justin Slatter

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Description	Area/Qty	Rate	Total
Ground Floor			R543 900
 Useable Office Area	4 400m <sup>2</sup>	R 105/m <sup>2</sup>	R462 000
 Basement Parking	37	R 600/bay	R22 200
 Covered Parking	109	R 500/bay	R54 500
 Open Parking	13	R 400/bay	R5 200

## Building Amenities



Fibre



24-Hour Security



Generator



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Bedfordview, Johannesburg

# 14 HAWLEY ROAD

## (SUBDIVIDED - PART 1)

Ground Floor Office Space: 347m<sup>2</sup> - 735 m<sup>2</sup>

Parking Bays: 39

Available: Immediately

### Offices

This free-standing commercial building is situated close to the Gillooly's interchange, providing good access to the N3, N12 highway, and other major arterials serving the East Rand. The complex is in close proximity to OR Tambo International Airport and provides convenient access to domestic and international airfreight hubs.

### Parking

4 Bays / 100m<sup>2</sup>

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justins@nordiclight.co.za



Description		Area/Qty	Rate	Total	
Ground Floor - Option A				R90 575	
	Gross Office Rental	735m <sup>2</sup>	R 105/m <sup>2</sup>	R77 175	
	Basement Parking	6	R 600/bay	R3 600	
	Covered Parking	18	R 500/bay	R9 000	
	Open Parking	2	R 400/bay	R800	
Ground Floor - Option B				R43 135	
	Gross Office Rental	347m <sup>2</sup>	R 105/m <sup>2</sup>	R36 435	
	Basement Parking	3	R 600/bay	R1 800	
	Covered Parking	9	R 500/bay	R4 500	
	Open Parking	1	R 400/bay	R400	
Building Amenities		 CCTV	 Lift Access	 Generator	 Boom-Controlled Access



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Bedfordview, Johannesburg

# 14 HAWLEY ROAD

## (SUBDIVIDED - PART 2)

Office Space 562m<sup>2</sup> - 1 118 m<sup>2</sup>

Parking Bays: 62

Available: Immediately

### Offices

Well positioned standalone commercial property available in the heart of Bedfordview on the east rand of Johannesburg. The location allows for quick highway access onto the R24/N3/N12 highways and is within a 10-minute drive from OR Tambo International Airport. The building's amenities include lift access to all floors, boom-controlled entrance, CCTV system and a back-up generator.

### Parking

4 Bays / 100m<sup>2</sup>

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Description	Area/Qty	Rate	Total
Ground Floor - Option C			R138 590
 Gross Office Rental	1 118m <sup>2</sup>	R 105/m <sup>2</sup>	R117 390
 Basement Parking	10	R 600/bay	R6 000
 Covered Parking	28	R 500/bay	R14 000
 Open Parking	3	R 400/bay	R1 200
First Floor - Option D			R69 810
 Gross Office Rental	562m <sup>2</sup>	R 105/m <sup>2</sup>	R59 010
 Basement Parking	5	R 600/bay	R3 000
 Covered Parking	14	R 500/bay	R7 000
 Open Parking	2	R 400/bay	R800
Building Amenities			
 CCTV	 Lift Access	 Generator	 Boom-Controlled Access



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Bedfordview, Johannesburg

# 14 HAWLEY ROAD

## (SUBDIVIDED - PART 3)

First Floor Office Space 544m<sup>2</sup> - 1 094 m<sup>2</sup>

Parking Bays: 59

Available: Immediately

Offices



Commercial office park situated in the Bedfordview suburbs. Easily accessible from the N12 and N3 highways and within close proximity to OR Tambo International Airport. Ample parking available, in Basement, Covered and Open bay options. This secure complex offers boom-controlled access and a CCTV system.

Parking

4 Bays / 100m<sup>2</sup>

Justin Slatter  
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justins@nordiclight.co.za



Description		Area/Qty	Rate	Total	
First Floor - Option E				R67 420	
	Gross Office Rental	544m <sup>2</sup>	R 105/m <sup>2</sup>	R57 120	
	Basement Parking	5	R 600/bay	R3 000	
	Covered Parking	13	R 500/bay	R 6 500	
	Open Parking	2	R 400/bay	R800	
First Floor - Option F				R134 970	
	Gross Office Rental	1 094m <sup>2</sup>	R 105/m <sup>2</sup>	R114 870	
	Basement Parking	9	R 600/bay	R5 400	
	Covered Parking	27	R 500/bay	R13 500	
	Open Parking	3	R 400/bay	R1 200	
Building Amenities		 CCTV	 Lift Access	 Generator	 Boom-Controlled Access



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Rivonia, Johannesburg

# 359 RIVONIA BOULEVARD

Gross Lettable Area: 711m<sup>2</sup>

Parking Bays: 26

Available: Immediately

## Offices

Situated on one of the only commercial streets in Rivonia, 359 Rivonia boasts professionalism, and elegance and is suited for the one seeking a prestigious home for their business.

## Parking

Approx. 4 Bays / 100m<sup>2</sup>

Justin Slatter

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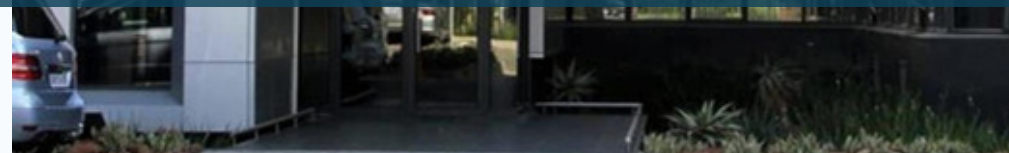


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Description		Area/Qty	Rate	
Third Floor			Estimated total:	R95 293
	Gross Office Rental	711m <sup>2</sup>	R 113/m <sup>2</sup>	Annual Escalation: 8%
	Net Storeroom Rental	Multiple	R70/m <sup>2</sup>	Lease Term: 3 or 5 years
	Covered Parking	13	R 650/bay	
	Open Parking	13	R 500/bay	
Building Amenities		 CCTV	 Generator	 Lift Access to all floors
Additional Parking on request				 Access-control System



Rivonia, Johannesburg

# 359 RIVONIA BOULEVARD

(SUBDIVIDED - OPTION A)

Gross Office Rental: 282m<sup>2</sup>

Parking Bays: 10

Available: Immediately

## Offices

The building has a generator with a full-service history, an access control system, a CCTV system, and lift access to all floors. There is fibre connectivity in the area and would just have to be connected.

## Parking

Approx. 4 Bays / 100m<sup>2</sup>

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Description		Area/Qty	Rate		
Third Floor - Option A (282m <sup>2</sup> )			Estimated total:		R39 026
	Gross Office Rental	282m <sup>2</sup>	R 118/m <sup>2</sup>	Annual Escalation:	8%
	Net Storeroom Rental	Multiple	R70/m <sup>2</sup>	Lease Term:	3 or 5 years
	Covered Parking	5	R 650/bay		
	Open Parking	5	R 500/bay		
Building Amenities		 CCTV	 Generator	 Lift Access to all floors	 Access-control System
Additional Parking on request					



Rivonia, Johannesburg

# 359 RIVONIA BOULEVARD

(SUBDIVIDED - OPTION B)

Gross Office Rental: 429m<sup>2</sup>

Parking Bays: 16

Available: Immediately

## Offices

This multi-storey building offers excellent visibility and would serve well as corporate headquarters. The property is situated in a prime location and provides great security and easy access to the N1 as well as Sandton and Morningside

## Parking

Approx. 4 Bays / 100m<sup>2</sup>

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Description		Area/Qty	Rate	
Third Floor - Option B (429m <sup>2</sup> )			Estimated total:	R 57 677
	Gross Office Rental	429m <sup>2</sup>	R 113/m <sup>2</sup>	Annual Escalation: 8%
	Net Storeroom Rental	Multiple	R70/m <sup>2</sup>	Lease Term: 3 or 5 years
	Covered Parking	8	R 650/bay	
	Open Parking	8	R 500/bay	
Building Amenities		 CCTV	 Generator	 Lift Access to all floors
Additional Parking on request				 Access-control System



Bruma, Johannesburg

# 15 ERNEST OPPENHEIMER AVE

Gross Lettable Area: 200m<sup>2</sup>

Parking Bays: 8

Available: Immediately

## Offices

The free-standing, A-Grade office building is located on Bruma's most prestigious tree-lined road. The building falls within the City's Improvement District, located within the Bruma Office precinct which enjoys a park-like environment, close to all amenities and the highway grid.

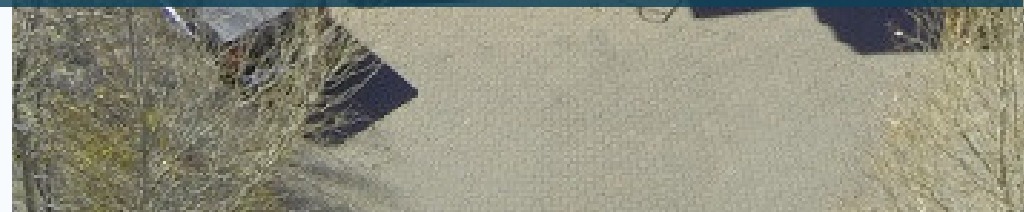
## Parking

Approx. 4 Bays / 100m<sup>2</sup>

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justins@nordiclight.co.za



Description		Area/Qty	Rate		
First Floor - Office 4					
	Gross Rental	200m <sup>2</sup>	R 120/m <sup>2</sup>	Annual Escalation:	8%
	Basement Parking	4	R 650/bay	Lease Term:	3 or 5 years
	Open Parking	4	R 450/bay		
Building Amenities		 Fibre	 Generator	 24-Hour Security	 CCTV System



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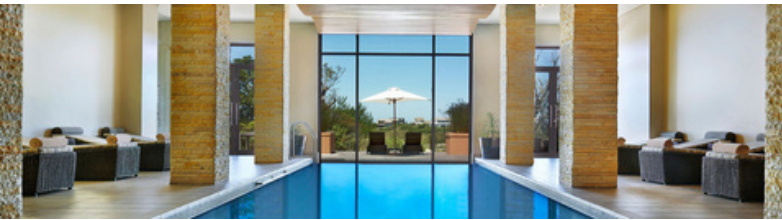


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The brokers who secure lease agreements in any of the following Johannesburg properties will be awarded a three-night stay at Pezula Private Residence Club, including flights.

## HOW DO YOU QUALIFY?

- Secure a tenant at either Karen Street, 2 Eaton Avenue, 6 Eaton Avenue, or 359 Rivonia Boulevard, with a minimum monthly lease value of R50,000.00 excluding VAT, over a 3 year period.
- Secure 2 or more leases at 2 Eaton Avenue in the smaller office suites;
- Secure a 3-year lease agreement of more than 500sqm at either 20 Ernest Oppenheimer Ave, Bruma or 14 Hawley Road, Bedfordview.

## WHAT TO LOOK FORWARD TO:

Visit [www.pezulaprc.com](http://www.pezulaprc.com) for details on this private residence club getaway!

## RULES AND REGULATIONS

- Unethical practices in contravention of the spirit of the programme will result in exclusion.
- The incentive is open to all participating leasing brokers.
- The incentive is self-drive and limited to a maximum of two people.
- A broker's total will not be affected if he/she changes company during the period of the competition.
- The duration of the incentive is from 01/01/2024 to 30/06/2024.
- In order to be eligible for qualifying for this trip, the brokers must secure the deal by delivering a fully signed, acceptable lease with the necessary deposits & documentation during the incentive period of 01/01/2024 to 30/06/2024. (Must be signed by both parties).





# NIBBANA FARM INCENTIVE GETAWAY 2024

Our top broker will be awarded a two-night incentive trip to Nibbana Farm, Tulbagh, Western Cape.

## HOW DO YOU QUALIFY?

The top broker who concludes the highest lease value during the incentive period will qualify for this inspirational getaway!

## WHAT TO LOOK FORWARD TO:

Visit [www.nibbanafarm.com](http://www.nibbanafarm.com) for more details on how to recharge your batteries!

## RULES AND REGULATIONS

- Unethical practices in contravention of the spirit of the programme will result in exclusion.
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NORDIC LIGHT  
PROPERTIES