



The *Commercial* Landlord

For Landlords , Owners , Investors and Tenants
In Commercial & Industrial Property

Increasing interest in commercial property!

Despite the continued weak state of the economy there is a definite improvement in sentiment. Enquiries for commercial premises are definitely stronger and leases are being concluded although still at rentals which tend to favour the tenant. Indecision by tenants and difficulty in making firm offers continues to be a problem but the trend is definitely towards a quicker decision making process by tenants and landlords once an offer has been made.

It is noticeable that new building is again starting to take place with landlords taking a positive attitude to new development. This can be seen on the corner of Kellner & First Ave and Second Ave and Reid Street in Westdene where two houses are being demolished to build modern office blocks. These properties are for rent on a long term basis and might also be for sale. Extensive building is also taking place between the Old Industrial Area and Ooseinde where a complete large office/warehouse park is underway.

Potential tenants would do well to make quick decisions regarding letting premises as the surplus in offices and warehousing/factories is surprisingly small. A drive around the industrial and office areas will show few for sale or to-let boards. If there is a noticeable uptake of vacant premises landlords might be tempted to firm up on rentals. Tenants who lease properties on medium to long term leases can still expect to receive good terms from landlords but this situation may not last for long.

With office space especially tenants are looking for neat clean and secure premises with good visibility. Parking is a major factor for tenants trading with the public as street parking is becoming something of a problem. It was interesting that concern was shown by some tenants in Westdene that street parking was becoming scarce. It was also a concern that red lines might appearing in some areas noticeably Zastron, Nelson Mandela and Kellner Streets as a result of the increase in traffic flows due to the widening of a number of feeder roads in the area.

Pressure may also be placed on office accommodation by what appears to be a determination to enforce zoning and municipal by-laws. It would seem that a number of businesses trading from incorrectly zoned premises have received notice of closure. There seems to be a determination to close businesses that are running out of residential premises that have become a feature of the city of late.



Contents

Special Interest Articles

INCREASING INTEREST IN COMMERCIAL PROPERTY	1
Zoned business smallholding	2
DEVELOPERS TAKE NOTE	2
We are looking for...	2
MULTI-USE OFFICES	2
Preller Square	3
OFFICES TO LET	3
870 sq m warehouse	3
INVESTOR CORNER	3
Westdene high profile shop	3



DEVELOPERS TAKE NOTE

The Surveyor General has confirmed that unit numbers on sectional title flats and townhouses no longer have to be a numerical list but can now reflect the door number instead. Different unit and door numbers have been a constant problem for developers, estate agents and attorneys and have more than once resulted in the wrong units being transferred.

There is no indications as to whether numbering must be used or whether names would also be acceptable.

From a practical point of view developers should take care when numbering units to ensure that once the building is complete the numbering system is practical and logical to tenants and visitors.



MULTI-USE OFFICES

Vacant occupation well situated high visibility double storey office unit 127 sq m. Open plan design with main offices. Own kitchen and toilets. Includes reception unit and board room table. Good parking. Close to busy shopping mall. R9500 plus VAT.

Nice easy find offices. Modern and clean.

Contact Pedro Jardim 072 892 1133

ZONED BUSINESS SMALLHOLDING 1.237HA FOR JUST R3.5 MILLION

More and more businesses are making the break with tradition and understanding the benefits of having more space that is initially needed. Typical of this move are the number of companies that are opting for moving their premises to properly zoned small holdings in areas which are presently on the edge of town but may soon be close to major developments. Typical of this type of move would be the businesses which have moved to Lessing Ave in Estoire near to the fresh fruit market and others that have moved to small holdings on the new (N8)(Haldon Rd extension) Kimberley Rd.

The advantages include plenty of space for expansion when the time arises, easy parking, ability to build industrial and commercial units to let out and ease of access. In many cases these new sites offer potential new customers close by such as the Estoire area where more than 6 500 new affordable home units are on the horizon.

Compared to city sites in established areas the cost per sq metre to buy these small holdings is often very attractive though the overall purchase price may be higher than a recognised site in an industrial or commercial in town suburb. Ooseinde vacant factory sites are selling about R360 sq m while we have 2.2 ha approved zoned business sites for R156 pm m. One such site of 22 370 sq m is available with zoning special business 2 (large vehicle showrooms, agricultural machinery, seed and vegetable packing, warehouses and showrooms, transport related companies, building contractors etc) for R3.5 million. With 80% coverage it allows for a total of 18,000 sq m of buildings. Smallholdings offer an excellent alternative to traditional commercial and factory sites as they allow a greater degree of flexibility which includes the erection of an on-site owners/managers house. Call 051 447 4711 for more details.

WE ARE LOOKING FOR

- Hotel site for Cape Town based national hotel group. 3,000 sq m minimum but will consider larger sites. Can be existing commercial sites. Want to start building January 2010.
- Nightclub/bar in black area to buy. International client looking for premises for a black nightclub/bar. Should be situated in area bounded by Pres Brand, Rhodes Ave, Zastron St and the railway station.
- Company office building Westdene or similar area.
- Cattle farm on western/north side of Bloemfontein 450 ha plus within 1 hour drive of town. Homestead not required.

WE HAVE

- Approved 4400 sq m approved development site for flats. R4.8 million or only R80,000 per unit with 60 flats. Quiet cul-de-sac.
- Good variety of modern industrial rental properties. 200 to 800 sq m in most industrial areas. Also self design sites.
- Under construction. Westdene 3 storey office building occupation June 2010. Also existing offices with immediate occupation. Choice of purchase or rental. Talk to the professionals.
- Self storage units garage sized (20 sq m) R500 pm short or long term high security. Ideal for temporary storage
- Warehouse Old Industrial Area. Choice of 3 units from 220 sq m to 310 sq m. Available from today.... The choice is yours.

Contact Pedro Jardim 079 892 1133 or email
mikehome@telkomsa.net



PRELLER SQUARE

Preller Square. Become part of the exciting new combined shopping experience at Preller Square. Choice of shops available from time to time. Currently available 100 sq m open plan shop. Rental R19,500 plus VAT per month. High volume centre with high profile shoppers. Preller Square is the most active and exciting centre in Bloemfontein. Major new extensions opening close to end of year which will make Preller Square the largest and most diverse shopping centre in the Free State. Here is your opportunity to get in early.

Call Pedro Jardim at 079 892 1133 or email mikehome@telkomsa.net

INVESTOR CORNER

Now is the time to invest in property. Why? Because the property cycle is at its bottom, bond rates are at historical lows, interest is almost within the required 3 to 6% range, 2010 is around the corner.

Decide are you a long term investor or a short term speculator (Buyer/Seller). Do you like taking risks or are you risk adverse. This will help you decide on what type of property to buy. Spec buyers buy to sell at a profit. You may need to renovate the property you are buying. Investor buyers take a long term view. Warehouses give excellent returns - 25% plus but you get no income when they stand vacant. Office blocks on the other hand offer lower returns (10%) but spread your risk. Come talk to us before you buy.

Tell your friends Villa Favorita is being changed into wonderful refurbished student bachelor flats. Just launched. Call 082 881 4711 for more information.



870 SQ M NEW WAREHOUSE

Get there first! Spick n Span brand new warehouse. Insulated ceilings. Internal offices designed to your needs. Floated flooring. 3 phase electricity. Electric truck door.

Can be used for wide variety of clean storage or food preparation applications. Long lease available to right tenant. Light bright and modern design. Contact Pedro 079 892 1133

Platinum Global specialises in commercial and industrial premises to rent or buy. Shops, Offices, Factories, Warehouses, and Development properties. Whatever you are looking for we can help you find it. Whether you are a landlord or tenant, buyer or seller, investor or self user, we are able to assist you find just the right property. Talk to us about Platinum Global managing your properties.

LET US RENT YOUR COMMERCIAL PROPERTIES FOR YOU.



OFFICES TO LET

One let – one set of ground floor offices still available. Zastron St, Westdene. Easy find modern ground floor office 80 sq m R5,500 plus VAT.

WESTDENE – HIGH PROFILE



YOUR NAME ON YOUR BUILDING!

Mini office/shop on busy main road. 50 sq m high visibility – easy find. Ideal for start up or low staff businesses. Can be used for a wide variety of business types. Last tenant was so successful that they have moved to larger premises! Good parking in area. Rental R4 000 exc. and worth every penny. Pre-paid electricity.

Talk to Platinum Global for all types of business and commercial premises.

For offices/shops or warehouses contact Pedro Jardim 079 892 1133.