



Emira Online Vacancy Schedule | October 2025 | JHB

Building Types

Office, Retail, Industrial

Locations

9 Locations

<https://www.emiraonline.co.za>



Albury Park

6 Magalieszicht Avenue, Dunkeld West, Johannesburg, Gauteng

Office | 8212.00 m² | A* Grade Grade



Newly refurbished and centrally located Albury Park - your ideal business address. Modern buildings set in a park-like environment. Well positioned in the heart of Dunkeld and in close proximity to Sandton CBC and Rosebank. Dark fibre is available for easy, high-speed telecommunications.

Parking:

Basement: **R 750.00**

Open: **R 550.00**

Shadecloth: **R 620.00**

Covered: **R 750.00**

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Listing Name

GLA

Rate per m²

Monthly

Sector

Availability

Broker Notes

[Building 1 - Ground Floor \(F-F0002\)](#)

347.30

R119.00

R41,328.70

Office

Immediate

Active | Aircon maintenance fee R1.10/m2



Boskrui Village Shopping Centre

0 Cnr. Hawken & President Fouché Avenue, Boskrui, Randburg, Gauteng

Retail | 7168.00 m² | C Grade Grade

Boskrui Village offers great shopping convenience right in the heart of Boskrui, providing safe and secure parking. The community supported centre is anchored by Woolworths, Clicks and a Pharmacy and has various high quality line shops that cover all the needs of any shopper.



Parking:

Basement: **R 450.00**

Covered: **R 450.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>S040 - Ground Floor</u>	211.00	R230.67	R48,671.37	Shop	Immediate	Active Plus outside patio of 114m2 @ R80/m2. A/C maintenance Fee R2.86/m2
<u>S002 - Ground Floor</u>	198.00	R230.67	R45,672.66	Shop	Immediate	Active A/C Maintenance Fee - R2.86/m2
<u>OFFICE 43B - FIRST FLOOR</u>	163.15	R230.67	R37,633.81	Office	Immediate	Active A/C Maintenance Fee - R2.86/m2
<u>OFFICE 43A - FIRST FLOOR</u>	119.34	R230.67	R27,528.16	Office	Subject to Negotiation - View by Appointment	Active A/C Maintenance Fee - R2.86/m2



Hyde Park Lane

0 Cnr. Jan Smuts & William Nicol Drive, Hyde Park, Sandton, Gauteng

Office | 15070.00 m² | A Grade Grade



Situated on the prominent intersection of Jan Smuts and William Nicol Drive, Hyde Park Land is the ideal corporate address. Consisting of eight low-rise buildings established in an idyllic tranquil setting. This A-grade office park is ideally located within walking distance to numerous retail outlet...

Parking:

Basement: **R 750.00**

Open: **R 550.00**

Shadecloth: **R 620.00**

Covered: **R 750.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
Grosvenor Gate - Ground Floor DG001A & DG001B	369.73	R119.00	R43,997.87	Office	Immediate	Active Aircon Maintenance R1.10/m2
Oxford Gate - 1st Floor (H-1002)	639.38	R119.00	R76,086.22	Office	Immediate	Active Aircon Maintenance R1.10/m2
Hyde Gate - 1st Floor (G-1001)	221.96	R119.00	R26,413.24	Office	1 November 2025 - View by Appointment	Active Aircon Maintenance R1.10/m2 View by Appointment
Victoria Gate West - 1st Floor (AG/2B/C)	137.34	R119.00	R16,343.46	Office	Subject to Negotiation & Vacant Possession	Active Aircon Maintenance R1.10/m2
Victoria Gate South - 1st Floor (A-A1001)	725.67	R119.00	R86,354.73	Office	Immediate	Active Aircon Maintenance R1.10/m2

Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
Marlborough Gate - 1st Floor (B1001/1004)	423.42	R119.00	R50,386.98	Office	Immediate	Active Aircon Maintenance R1.10/m2
Marlborough Gate - 1st Floor (B1003)	448.83	R119.00	R53,410.77	Office	Immediate	Active Aircon Maintenance R1.10/m2
Marlborough Gate - 1st Floor (B1002)	312.35	R119.00	R37,169.65	Office	Immediate	Active Aircon Maintenance R1.10/m2
Grosvenor Gate - Ground Floor (DG001A)	188.11	R119.00	R22,385.09	Office	Immediate	Active Aircon Maintenance R1.10/m2
Grosvenor Gate - Ground Floor (DG001B)	181.62	R119.00	R21,612.78	Office	Immediate	Active Aircon Maintenance R1.10/m2
Grosvenor Gate - 2nd Floor (D2002)	169.45	R119.00	R20,164.55	Office	Under Offer	Under Offer Aircon Maintenance R1.10/m2
Edinburgh Gate - Ground Floor (EG002)	43.19	R125.00	R5,398.75	Office	Immediate	Active Aircon Maintenance R1.10/m2

Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
Edinburgh Gate - Ground Floor (E-EG005)	136.28	R119.00	R16,217.32	Office	Immediate	Active Aircon Maintenance R1.10/m2
Edinburgh Gate - 1st Floor (E-E1004)	389.17	R119.00	R46,311.23	Office	Immediate	Active Aircon Maintenance R1.10/m2
Edinburgh Gate - 1st Floor (E-E1001)	267.23	R119.00	R31,800.37	Office	Immediate	Active Aircon Maintenance R1.10/m2
Edinburgh Gate - 2nd Floor (E2001)	321.34	R119.00	R38,239.46	Office	Immediate	Active Aircon Maintenance R1.10/m2
Edinburgh Gate - 2nd Floor (E2003)	97.73	R125.00	R12,216.25	Office	Immediate	Active Aircon Maintenance R1.10/m2



Industrial Village Kya Sands

0 Cnr. Bernie & Elsecar Street, Kya Sands, Randburg, Gauteng
Industrial | 16659.00 m² | A Grade Grade



RENTAL SPECIAL: R46/m2 gross, minimum 3 year lease, 7% escalation, December 2025 as rent free month. Lease to be signed by both parties and deposit etc paid by 31 October 2025. Rental special expires 31 December 2025. Industrial Village Kya Sands is a neat, well maintained industrial park offering s...

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
UNIT 018	346.76	R49.00	R16,991.24	Warehouse	Immediate	Active RENTAL SPECIAL: See details above
UNIT 019	567.00	R49.00	R27,783.00	Warehouse	1 November 2025 - View by Appointment	Active RENTAL SPECIAL: See details above
UNIT 022	346.76	R49.00	R16,991.24	Warehouse	Under Offer	Under Offer RENTAL SPECIAL: See details above
UNIT 027	577.95	R49.00	R28,319.55	Warehouse	Subject to Negotiation. View by Appointment	Active RENTAL SPECIAL: See details above
UNIT 030	580.00	R49.00	R28,420.00	Warehouse	1 November 2025 - View by Appointment	Active RENTAL SPECIAL: See details above



Industrial Village Rustivia

6 Rover Road, Rustivia, Germiston, Gauteng
Industrial | 9850.52 m² | A Grade Grade

Rustivia Industrial Village is a well-located mini unit park perfectly located off the N12 highway near the Kraft Rd off-ramp. The park and the units offer great modern and neat spaces at an affordable rental!



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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>UNIT 011</u>	448.16	R48.00	R21,511.68	Warehouse	Under Offer	Under Offer



Knightsbridge Office Park

33 Sloane Street, Bryanston, Sandton, Gauteng
Office | 16488.00 m² | P Grade Grade



P Grade, 4 star green rated office park situated in the heart of the Bryanston business node.

Parking:

Basement: R 1000.00

Open: R 650.00

Covered: R 1000.00

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>Block B - First Floor (B1001)</u>	350.40	R210.00	R73,584.00	Office	Immediate	Active
<u>Block B - Ground Floor (BG001) - SUBLET</u>	441.30	R210.00	R92,673.00	Office	Subject to Negotiation. View by Appointment	Active Limited Incentive - Rental Holiday to 31/01/2026 - SUBLET - Contact Mike Kennedy (Megatrend) for mor...



Knightsbridge Office Park (New Development)

33 Sloane Street, Bryanston, Sandton, Gauteng

Office | 0.00 m² | P Grade Grade

Great location situated in the heart of the Bryanston business node. New Development - all rates to be negotiated.



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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
Block D	3086.00	TBC	TBC	Office	Tenant Driven Development.	Active
Block E	4456.00	TBC	TBC	Office	Tenant Driven Development.	Active
Block F	7000.00	TBC	TBC	Office	Tenant Driven Development.	Active



Kramerville Corner

16 Desmond Street, Kramerville, Sandton, Gauteng

Retail | 18348.00 m² | A Grade Grade

Kramerville Corner serves as the centre of commerce for the home decor, design, furniture and fitting industries. These six showroom and office buildings offer a one-of-a-kind shopping experience as well as providing a cafe and meeting area in the centre of it all. These landmark buildings house an...



Parking:

Open: **R 275.00**

Shadecloth: **R 375.00**

Covered: **R 475.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>Block 6 - 2nd Floor (R201A)</u>	370.20	R150.00	R55,530.00	Showroom	Immediate	Active Aircon Maintenance R1.50/m2
<u>Block 6 - 2nd Floor (R205B+C)</u>	179.13	R150.00	R26,869.50	Showroom	Under Offer	Under Offer Aircon Maintenance R1.50/m2
<u>Block 6 - 2nd Floor (R201B)</u>	387.41	R150.00	R58,111.50	Office	Immediate	Active Aircon Maintenance R1.50/m2
<u>Block 6 - 2nd Floor (R-203)</u>	444.55	R120.00	R53,346.00	Shop	Under Offer	Under Offer Aircon Maintenance R1.50/m2



Lone Creek

21 Mac Mac Road, Waterfall, Midrand, Gauteng

Office | 5386.00 m² | A* Grade Grade



Located with frontage onto the N1 highway, this office address is located in Waterfall Park. The 4 low-rise buildings are set in mature gardens and have easy access to Allandale Road. In close proximity to numerous retail including Mall of Africa, medical and schooling amenities

Parking:

Basement: **R 650.00**

Open: **R 450.00**

Shadecloth: **R 550.00**

Covered: **R 650.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
Block C - 1st Floor (C34)	184.57	R119.00	R21,963.83	Office	Immediate	Active Aircon Maintenance R1.10/m2
Block C - 1st Floor (C36)	83.50	R125.00	R10,437.50	Office	1 November 2025 - View by Appointment	Active Aircon Maintenance R1.10/m2
Block D - Ground Floor (D46)	68.96	R125.00	R8,620.00	Office	Immediate	Active Aircon Maintenance R1.10/m2



Midline Business Park

0 Cnr Richards Drive & Le Roux Road, Waterfall, Midrand, Gauteng

Industrial | 11870.00 m² | A Grade Grade

Secure mini unit industrial park ideally located on the corner of Richards Drive and Le Roux Road in Midrand, with easy access to the N1.



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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>UNIT 12</u>	435.53	R72.00	R31,358.16	Warehouse	Subject to Negotiation - View by Appointment	Active
<u>UNIT 14</u>	434.60	R72.00	R31,291.20	Warehouse	Immediate	Active
<u>UNIT 16</u>	668.48	R72.00	R48,130.56	Warehouse	1 November 2025 - View by Appointment	Active



Randridge Mall

0 Cnr. John Vorster & Kayburne Road, Weltevreden Park, Roodepoort, Gauteng
Retail | 22289.34 m² | C Grade Grade



Randridge Mall offers a spacious and calm environment with over eighty top quality stores, including many national stores like Pick n Pay, Woolworths, Dischem, and national fashion tenants too. Randridge Mall has been part of the community for over 25 years and remains your all-in-one community cent...

Parking:

Basement: **R 350.00**

Covered: **R 350.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
Shop 224	370.00	R190.00	R70,300.00	Shop	Immediate	Active
Shop 101	164.00	R190.00	R31,160.00	Shop	1 December 2026	Active View by Appointment
Shop 128	54.00	R190.00	R10,260.00	Shop	1 April 2026	Active View by Appointment
Shop 128A	55.00	R190.00	R10,450.00	Shop	Immediate	Active
Shop 240	250.00	R190.00	R47,500.00	Shop	Immediate	Active
Shop 115B	37.00	R190.00	R7,030.00	Shop	1 January 2026	Active View by Appointment
First Floor - Office (1003)	50.00	R150.00	R7,500.00	Office	Immediate	Active

Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>SHOP 108, GROUND FLOOR</u>	47.00	R190.00	R8,930.00	Shop	Immediate	Under Offer Under Offer



Emira Online Vacancy Schedule | October 2025 | PTA

Building Types

Retail, Office

Locations

7 Locations

<https://www.emiraonline.co.za>



Gateway Centre

1319 Pretorius Street, Hatfield, Pretoria, Gauteng
Retail | 1791.70 m² | A Grade Grade

Ideally located in Hatfield, the Gateway Centre offers retail space to let. Within close proximity of all amenities and great public transport access.



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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>ATM, SHOPS FLR: GRD</u>	11.26	R274.12	R3,086.59	ATM	Immediately	Active



Menlyn Corporate Park

175 Cnr Garsfontein and Corobay, Menlyn, Pretoria, Gauteng

Office | 26668.00 m² | P Grade Grade



Menlyn Corporate Park is a P-Grade commercial park providing tenants a prime location for their businesses with offices to rent within Menlyn. Located on the corner of Garsfontein road and Corobay avenue, with easy access to the N1 highway. This premium grade commercial park has been designed to the...

Parking:

Open: **R 550.00**

Covered: **R 850.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
1st Floor - Suite 01	1484.90	R207.13	R307,567.34	Office	Immediately	Active subdivisible (200m2)Aircon R2.50/m2
4th Floor - Suite N	41.40	R227.13	R9,403.18	Office	Immediately	Active Aircon Maintenance R2.50/m2
Block B - Suite 5B	593.89	R207.13	R123,012.44	Office	2025-11-01	Active Aircon Maintenance R2.50/m2
Block B - Suite 5A	593.89	R207.13	R123,012.44	Office	2025-11-01	Active Aircon Maintenance R2.50/m2
Block B - Suite 4B	593.89	R207.13	R123,012.44	Office	2025-11-01	Active Aircon Maintenance R2.50/m2
Block B - Suite 4A	593.89	R207.13	R123,012.44	Office	2025-11-01	Active Aircon Maintenance R2.50/m2

Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
Block B - Suite 3B	593.89	R207.13	R123,012.44	Office	2025-11-01	Active Aircon Maintenance R2.50/m2
Block B - Suite 3A	593.89	R207.13	R123,012.44	Office	2025-11-01	Active Aircon Maintenance R2.50/m2
Block B - Suite 2B	593.89	R207.13	R123,012.44	Office	2025-11-01	Active Aircon Maintenance R2.50/m2
Block B - Suite 2A	593.89	R207.13	R123,012.44	Office	2025-11-01	Active Aircon Maintenance R2.50/m2
Block B - Suite 1B	593.89	R207.13	R123,012.44	Office	2025-11-01	Active Aircon Maintenance R2.50/m2
Block B - Suite 1A	593.89	R207.13	R123,012.44	Office	2025-11-01	Active Aircon Maintenance R2.50/m2
Block B - Suite GB	543.20	R207.13	R112,513.02	Office	2025-11-01	Active Aircon Maintenance R2.50/m2
Block B - Suite GA	543.20	R207.13	R112,513.02	Office	2025-11-01	Active Aircon Maintenance R2.50/m2



One Highveld

5 Billingham Road, Highveld, Centurion, Gauteng
Office | 6300.91 m² | A* Grade Grade



Parking:

Shadecloth: **R 150.00**



Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>UNIT AG01</u>	200.00	R120.00	R24,000.00	Industrial	Immediately	Active



Podium at Menlyn

43 Ingesol Road, Menlyn, Pretoria, Gauteng

Office | 9179.31 m² | A Grade Grade

Podium at Menlyn is one of the most significant buildings in Menlyn. This premium grade building is located at the entrance of the Menlyn Business node, on the prominent corner of Atterbury and Lois avenues. Podium at Menlyn provides modern offices and has a unique iconic design. It has been designe...



Parking:

Covered: **R 850.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>1001B, FLOOR:01</u>	135.00	R185.86	R25,091.10	Office	Immediatey	Active Aircon Maintenance R2.50/m2
<u>OFFICE 2002D</u>	208.00	R185.86	R38,658.88	Office	Immediately	Active Aircon Maintenance R2.50/m2
<u>3001B, FLOOR:03</u>	436.25	R185.86	R81,081.43	Office	immediately	Active Aircon Maintenance R2.50/m2
<u>Unit 4(005)</u>	282.00	R185.86	R52,412.52	Office	Immediately	Active Aircon Maintenance R2.50/m2



Quagga Shopping Centre

0 Church Street, Pretoria West, Pretoria, Gauteng

Retail | 29393.33 m² | Grade: Unspecified

This popular regional shopping centre, which houses most national fashion outlets, is located at the intersection of WF Nkomo Street and Quagga Road in Pretoria West. On-site parking and taxi services are available.



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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>SHOP 102A, SHOP FLR: 1ST FLOOR</u>	472.00	R211.20	R99,686.40	Shop	Subject to availability	Active



Summit Place - Building A

221 Garstfontein Road, Garsfontein, Pretoria, Gauteng

Office | 1316.00 m² | A Grade Grade



This mixed-use development node known as Summit Place lies on the Southeast Corner of the Garstfontein exit in the suburb of Menlyn, Pretoria. Highly visible from the freeway, the development comprises a number of multi storey P-grade commercial listings.

Parking:

Covered: **R 850.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>A2001S, FLOOR:02</u>	210.00	R217.43	R45,660.30	Office	Immediately	Active Aircon Maintenance R2.50/m2



Summit Place - Building D

221 Garsfontein Road, Garsfontein, Pretoria, Gauteng

Office | 4835.45 m² | A Grade Grade



This mixed-use development node known as Summit Place lies on the Southeast Corner of the Garstfontein exit in the suburb of Menlyn, Pretoria. Highly visible from the freeway, the development comprises a number of multi storey P-grade commercial listings.

Parking:

Covered: **R 850.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>D1006/D1006-COM, FLOOR:01</u>	126.00	R213.19	R26,861.94	Office	Immediately	Active Aircon Maintenance R2.50/m2



Summit Place - Building E

221 Garsfontein Road, Garsfontein, Pretoria, Gauteng

Office | 14845.50 m² | A Grade Grade



This mixed-use development node known as Summit Place lies on the Southeast Corner of the Garsfontein exit in the suburb of Menlyn, Pretoria. Highly visible from the freeway, the development comprises a number of multi storey P-grade commercial listings.

Parking:

Basement: **R 850.00**

Covered: **R 850.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>OFFICE E10001</u>	913.73	R206.60	R188,776.62	Office	Subject to Availability	Active Please arrange with Broker consultant for access. Aircon Maintenance R2.50/m2
<u>OFFICE E(3)005</u>	186.06	R206.60	R38,440.00	Office	Immediately	Active Aircon Maintenance R2.50/m2



Tramshed Shopping Centre

228 Lillian Ngoyi, Pretoria Central, Pretoria, Gauteng

Retail | 12859.15 m² | Grade: Unspecified

This Community Shopping Center is conveniently located. Structured, easily accessible parking. The foot traffic is dense. Berea and other residential areas are nearby.



Parking:

Covered: **R 650.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>SHOP 114, SHOP FLR: 01</u>	94.64	R126.14	R11,937.89	Shop	Immediately	Active
<u>SHOP 117, SHOP FLR: 01</u>	370.00	R106.14	R39,271.80	Shop	Immediately	Active
<u>SHOP 119, SHOP FLR: 01</u>	1553.00	R86.14	R133,775.42	Shop	Immediately	Active
<u>SHOP 34A</u>	11.00	R406.14	R4,467.54	Shop	Available 1 June 2025	Active
<u>FIRST FLOOR SHOP 115, SHOP FLR: 01</u>	19.35	R206.14	R3,988.81	Shop	Immediately	Active



Wonderpark Shopping Centre

344 Cnr Brits Road & Heinrich Avenue, Pretoria North, Pretoria, Gauteng

Retail | 91037.99 m² | B Grade Grade



Wonderpark Shopping Centre is the largest regional shopping centre in the country that offers unlimited FREE PARKING for our patrons with more than 3400 parking bays. Keeping social with what's happening on the centres Facebook and Twitter pages is hassle free while shopping with access to FREE Wi-F...

Parking:

Open: **R 150.00**

Covered: **R 250.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>SHOP 549, SHOP FLR: GRD</u>	124.00	R456.07	R56,552.68	Shop	1 Month Notice	Active
<u>SHOP 401A, SHOP FLR: GRD</u>	795.00	R176.07	R139,975.65	Shop	Immediately	Active Portion of shop + Mez - Leased. Remaining portion 795m2
<u>SHOP 403A, SHOP FLR: GRD</u>	219.00	R376.07	R82,359.33	Shop	1 Month Notice	Active
<u>SHOP 204</u>	256.00	R318.07	R81,425.92	Shop	Immediately	Active
<u>SHOP 402A, SHOP FLR: GRD</u>	184.00	R226.07	R41,596.88	Shop	1 Months Motice	Active
<u>SHOP 515</u>	724.00	R186.07	R134,714.68	Shop	Immediately	Active

Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
SHOP 524	115.00	R426.07	R48,998.05	Shop	Immediately	Active
SHOP 539, SHOP FLR: GRD	188.00	R346.07	R65,061.16	Shop	Under Offer	Under Offer
SHOP 326/327	236.00	R352.36	R83,156.96	Shop	Immediately	Active



Emira Online Vacancy Schedule | October 2025 | WC

Building Types

Retail

Locations

1 Locations

<https://www.emiraonline.co.za>



Mitchell's Plain Shopping Centre

0 Symphony Walk, Mitchells Plain Central, Mitchells Plain, Western Cape
Retail | 9786.00 m² | Grade: Unspecified



This busy centre based right in the heart of the town centre is anchored by Shoprite and other nationals such as Clicks, Jet and Ackermans. Local traders add to mix for a varied shopping experience for all in the area. Conveniently located for commuting public the train station, taxi ranks and bus s...

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
SHOP 1002	758.00	R59.41	R45,032.78	Shop	By Arrangement	Active
SHOP 1003	928.00	R59.41	R55,132.48	Shop	By Arrangement	Active



Emira Online Vacancy Schedule | October 2025 | KZN

Building Types

Retail

Locations

1 Locations

<https://www.emiraonline.co.za>



Granada Square

16 Chartwell Avenue, Umhlanga Ridge, Umhlanga, KwaZulu Natal

Retail | 7226.00 m² | A Grade Grade

Conveniently located in the heart of Umhlanga Rocks, Little Havana catering for all conference and office needs. All commercial spaces are well positioned with access to the outside balcony to enjoy the stunning sea views.

Parking:

Basement: **R 750.00**

Covered: **R 750.00**



Get in touch | Lourens Pretorius | lpretorius@emira.co.za | +27797767442



Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>SHOP 08</u>	95.90	R294.11	R28,205.36	Shop	Immediately	Active



Emira Online Vacancy Schedule | October 2025 | MPU & FS

Building Types

Retail

Locations

2 Locations

<https://www.emiraonline.co.za>



Ben Fleur Boulevard

0 Cnr. Paul Sauer & Da Vinci Streets, Ben Fleur, Witbank, Mpumalanga

Retail | 10468.00 m² | A* Grade Grade

Conveniently located on the eastern side of the N12 / N4 Emalaheni highway intersection, this centre boasts convenient grocery anchors and complimentary line shops.



Get in touch | Michelle Needham | mneedham@emira.co.za | +27 83 679 9339



Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
<u>Unit 002 SHOP FLR: GRD</u>	205.46	R219.16	R45,028.61	Shop	Subject to Negotiation - View by Appointment	Active
<u>Unit 37A SHOPS FLR:1st FLR</u>	230.64	R219.16	R50,547.06	Shop	Subject to Negotiation - View by Appointment	Active
<u>UNIT 004</u>	243.00	R219.16	R53,255.88	Shop	Subject to Negotiation - View by Appointment	Active
<u>UNIT 007</u>	70.20	R219.16	R15,385.03	Shop	Strictly View by Appointment	Active



Southern Shopping Centre

0 Benade Drive, Fichardt Park, Bloemfontein, Free State

Retail | 21159.00 m² | A Grade Grade



Southern Sentrum is one of the main retail community centres in the south of Bloemfontein. It's well located along a busy road in the Fichardt Park suburb and is easily accessed through 3 entrances with ample parking for customers. The premises is boosted by the ideally situated Shell Fuel Station o...

Parking:

Covered: **R 350.00**

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Listing Name	GLA	Rate per m ²	Monthly	Sector	Availability	Broker Notes
Shop 21, SHOPS FLR : GRD	92.50	R220.00	R20,350.00	Shop	Immediately	Active Units 21 and 22 can be combined
Shop 22, SHOPS FLR : GRD	92.50	R220.00	R20,350.00	Shop	Immediately	Active Units 21 and 22 can be combined
Shop 5 & 6, SHOPS FLR : GRD	173.00	R185.00	R32,005.00	Shop	Immediately	Active
SHOP 0044A	57.82	R240.58	R13,910.34	Shop	Immediately	Active
SHOPS 42/42B & 43	328.30	R160.58	R52,718.41	Shop	Immediately	Active

Mandate Terms

1.1 Conditions to Payment of the Commission

1.1.1 The Broker will only be entitled to be paid a commission by the Landlord if and only if the following conditions are met to the satisfaction of the Landlord:

1.1.1.1 the prospective tenant has passed all the credit vetting and other assessments and evaluations performed by or on behalf of the Landlord.

1.1.1.2 both the Landlord and the tenant have signed a Lease Agreement;

1.1.1.3 all the FICA and other documents that the Landlord may require have been provided in clear and legible form;

1.1.1.4 all the conditions precedent listed in the Lease Agreement have been fulfilled to the Landlord's satisfaction;

1.1.1.5 all the security required to be provided, including valid and binding suretyship(s) and/or bank guarantee(s) acceptable to the Landlord have been provided and if consents are required to make the security valid, binding and effective (i.e. spousal consent), such consents have been provided;

1.1.1.6 all deposits, administration fees and other amounts payable prior to the tenant taking occupation of the leased premises have been paid in full;

1.1.1.7 all other documents that the Landlord may require have been provided to the Landlord;

1.1.1.8 the tenant has taken occupation of the leased premises and all amounts that are due to be paid by the tenant for the first month of the lease period have been paid in full; and

1.1.1.9 the Broker has provided the Landlord with a valid tax invoice clearly indicating the manner in which the invoiced amount was calculated and also state his Fidelity Fund Certificate number clearly on the invoice.

1.1.2 No commission will be payable under the following circumstances:

1.1.2.1 if the Broker was not the "Effective Cause" of the tenant and Landlord entering into the Lease Agreement;

1.1.2.2 if the tenant leases additional space after conclusion of a signed Lease Agreement;

1.1.2.3 if the tenant renews, or exercises any right he has to renew, the Lease Agreement;

1.1.2.4 if the tenant and the Landlord enter into a new Lease Agreement during a lease period;

1.1.2.5 if the tenant pays any additional amounts during a lease period;

1.1.2.6 if the property is sold or the leased premises are sold by the Landlord to the tenant;

1.1.2.7 if any unknown additional rental, such as turnover rental or any future escalations, become payable by the tenant.

1.2 Calculation of the Commission

1.2.1 Unless the Landlord and the Broker agree otherwise, payment of the commission shall be 100% of the tariff below. This percentage is calculated on the total annual gross rental of the Lease Agreement, being the aggregate of the gross annual rental plus, if applicable, the annual gross rental in respect of any parking and/or storeroom, but shall specifically exclude any: (i) recoveries of expenses incurred in the day-to-day running of the premises; and/or (ii) recoveries of any costs which are incurred specifically for a particular tenant; and/or (iii) any period during which the tenant is not obliged to pay rent ("rent-free period") and shall be subject to the provisions of clause 3.3. below.

1.2.2 Commission is payable from the commencement date of the Lease Agreement and will not include any rent-free periods.

1.2.3 Commission payable on:

1.2.3.1 a monthly Lease Agreement will be calculated on a pro rata basis of 2 months, being 1 month in occupation and 1 month notice period;

1.2.3.2 any Lease Agreement that is for a period that is less than 12 months will be calculated on a pro rata basis;

1.2.3.3 any Lease Agreement for a period of 12 months shall be 5% of the annual income;

1.2.3.4 any Lease Agreement for a period longer than 12 months will be calculated as follows:

YEARS	% of the Total Annual Gross Rental
1	5%
2	5%
3	2.5%
4	2.5%
5	2.5%
6	1.5%
7	1.5%
8	1.5%
9	1%
10	1%
In respect of any period thereafter will be 1%	

ALL AMOUNTS QUOTED ARE EXCLUSIVE OF VAT

1.3 Break Clause

1.3.1 The guiding principle of this clause is that the Landlord will only pay commission in respect of lease periods where the tenant does not have a right to terminate the Lease Agreement.

1.3.2 If, in terms of a Lease Agreement, the tenant is given the right to terminate the Lease Agreement before the end of the lease period, then the Landlord will only pay commission for the period up to the date on which the tenant is entitled to terminate the Lease Agreement.

1.3.3 If the tenant does not terminate the Lease Agreement, then the Landlord will pay the Broker the commission for the balance of the remaining lease period; provided that the tenant does not have any further right to terminate the Lease Agreement before the end of the remaining lease period. If such a right exists, then the Landlord will only pay commission up to the date on which the tenant is entitled to terminate the Lease Agreement. If the tenant does not exercise this further right of termination at the time that he is entitled to do so, then the Landlord will pay the commission due for the balance of the lease period.

1.3.4 By way of example, if a tenant enters into a 10 year Lease Agreement but he is entitled to terminate the Lease Agreement in year 3, then commission will only be paid for the 3 years. If the tenant does not terminate the Lease Agreement in year 3, then commission will be paid for the balance of the lease period. However, if after year 3, the tenant is given another right to terminate the Lease Agreement, then commission will only be paid up to the date when the tenant is entitled to terminate lease.

Emira is a diversified real estate investment trust (REIT) company, with a property portfolio of predominately South African assets, and a growing component of offshore assets. The company listed on the JSE in November 2003, in the real estate investment trusts sector. In line with its strategic objectives, Emira's property portfolio spans multiple sectors, namely office, retail and industrial, with a new element of residential.

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