TEXTON

PROPERTY FUND

VACANCY SCHEDULE

OCTOBER 2026

OFFICE SECTOR

Region	Property	Location	Unit Description	GLA (m²)	Availability	Gross Rate/m² (incl rates)	Approximate Gross Rental	Parking type	Parking rate/ m²
JHB	Bryanston Gate Office Park	Bryanston	BLK01 – FF03 & FF04	198	Negotiable	R130	R25 740	Covered	R650
			BLK05 – GF01	160	Negotiable	R130	R20 800	Shaded	R550
			BLK02 – GF	162	Negotiable	R130	R21 060	Open	R450
			BLK04 – GF02	210	Negotiable	R130	R27 300		
JHB	Belvedere Place	Sunninghill	First Floor	1 481	Negotiable	R115	R170 315	Covered	R650
								Shaded	R550
								Open	R450
JHB	Investment Place	Hyde Park	BLK A – FF01	281	Immediate	R130	R36 320	Covered	R650
								Shaded	R550
								Open	R450
JHB	25 Scott Street	Waverley	FF03	1 005	1 May 2026	R120	R120 600	Covered	R650
								Shaded	R550
								Open	R450
JHB	The Grid	Rivonia	Ground Floor - Right Wing	566	Negotiable	R120	R67 920	Covered	R650
								Shaded	R550
								Open	R450
JHB	151 Katherine	Sandton	BLK D – GF01	304	Negotiable	R120	R36 480	Covered	R650
			BLK D – FF02	200	Negotiable	R120	R24 000	Shaded	R550
								Open	R450

OFFICE SECTOR

Region	Property	Location	Unit Description	GLA (m²)	Availability	Gross Rate/m² (incl rates)	Approximate Gross Rental	Parking type	Parking rate/ m²
JHB	Wellington Road	Parktown	GF – 106 (Suite 7)	126	Immediately	R110	R13 860	Basement	R650
			FF - 104	108	Immediately	R110	R11 880	Open	R450
			FF - 105	129	Immediately	R110	R14 190		
			FF - 109	145	Immediately	R110	R15 950		
			FF - 111	336	Immediately	R100	R33 600		
			FF – 112	122	Immediately	R110	R13 420		
			FF - 116	224	Immediately	R105	R23 520		
			SF – LW	1 200	Negotiable	R95	R114 000		
			SF - RW	1 348	Negotiable	R95	R128 060		
			SF - RW	1 348	Negotiable	R95	R128 060		

RETAIL SECTOR

Region	Property	Location	Unit Description	GLA (m^2)	Availability	Gross Rate/m^2 (incl rates)	Approximate Gross Rental	Parking type	Parking rate/ m^2
JHB	Kempstar Mall	Kempton Park	Shop 7/8	337	Negotiable	R300	R101 100		

TEX-SPACE – FURNISHED OFFICE SUITES

Region	Property	Location	Unit Description	GLA (m²)	Availability	Fixed Rental	Fixed Utilities	All in Rental	Parking type	Parking rate/ m²
JHB	Bryanston Office Park	Bryanston	BLK04 – FF01	260	Immediate	R48 300	R11 700	R60 000	Basement	R650
			BLK01 – GF01	139	Negotiable	R26 450	R6 210	R32 750	Shaded	R550
			BLK03 – FF01	120	Negotiable	R22 500	R5 450	R27 950	Open	R450
			BLK03 – FF08	62	Negotiable	R12 160	R2 790	R14 950		
			BLK03 – FF09	121	1 Nov 2026	R22 500	R5 450	R27 950		
			BLK03 – FF10	121	1 Nov 2026	R22 500	R5 450	R27 950		
			BLK04 – FF08	64	Negotiable	R12 070	R2 880	R14 950		
JHB	151 Katherine Street	Sandton	BLK B GF	311	Immediate	R57 400	R15 550	R72 950	Basement	R650
									Shaded	R550
									Open	R450
JHB	1 Osborne Lane	Bedfordview	FF - 03	120	Immediate	R19 450	R5 500	R24 950	Basement	R650
			FF - 05	181	Immediate	R30 700	R8 250	R38 950	Shaded	R550
			FF – 06B	68	Immediate	R11 750	R3 200	R14 950	Open	R450
			FF – 06C	68	Immediate	R11 750	R3 200	R14 950		

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TEX-SPACE – FURNISHED OFFICE SUITES

Region	Property	Location	Unit Description	GLA (m²)	Furniture	Availability	Fixed Rental	Fixed Utilities	All in Rental	Parking type	Parking rate/ m²
JHB	Investment Place	Hyde Park	BLKB – GF06	130	Furniture	Immediate	R23 950	R6 000	R29 950	Basement	R650
			BLKB – GF01	215	Furniture	1 November 2026	R40 275	R9 675	R49 950	Shaded	R550
										Open	R450
JHB	Belverdere Place	Sunninghill	BLKB – GF01	74	Furniture	Negotiable	R13 500	R3 500	R17 000	Basement	R650
			BLKB – GF05	86	Furniture	Negotiable	R16 125	R3 825	R19 950	Open	R450
			BLKB – GF08	46	No Furniture	Immediately	R8 700	R2 250	R10 950		
			BLKB – GF09	45	No Furniture	Immediately	R8 790	R2 160	R10 950		
			BLKB – GF12	39	No Furniture	Immediately	R7 240	R1 755	R8 995		
			BLKB – GF19	47	Furniture	Immediately	R10 250	R2 115	R12 250		
JHB	The Grid	Rivonia	FF - 06	154	Furniture	Immediate	R29 000	R6 950	R35 950	Basement	R650



Bryanston Gate

Cnr Main Road and Homestead Avenue, Bryanston, JHB

Well located A-grade office park with plenty of parking, lush gardens, an on-site coffee shop, rentable storage, 24-hour security and back-up generator.

Sector: Office

Gross Rental: R130/m² ex VAT

Parking: Basement R650, Shaded R550, Open R450

Additional Charges: Refuse, Insurance and utilities

Availability: View by appointment

Fitted Units: 1 Month TI for Every Year Signed.

Viewing Notes: BLK04 – GF02, unit is occupied by Lash and Dash, view by appointment.

**T & C's Apply, see page 23 for details*

Units available	GLA (m²)	Parking	Approximate Gross Rental	Floor
BLK01 – FF03 & FF04	198	8	R25 740	FF
BLK05 – GF01	160	6	R20 800	GF
BLK02 – GF	162	6	R21 060	GF
BLK04 – GF02	210	9	R27 300	GF

For more information contact:
Pieter Snyders 060 586 2587 | pieter@texton.co.za

TEXTON
PROPERTY FUND



Belvedere Office Park

5 Eglin Rd, Sunninghill, Sandton, 2157

BELVEDERE OFFICE PARK is an A-grade, stand-alone office building comprising of 2 floors with 24-hour security, access control, gardening services, and an onsite generator. The building has ample basement, shaded and open parking bays. The building is wheelchair friendly.

Sector: Office

Gross Rental: R115/m² ex VAT and utilities

Parking: Basement R650 & Open R450 per bay

Additional Charges: Refuse and utilities

Availability: View by Appointment

Units available	GLA (m²)	Parking	Approximate Gross Rental	Floor
First Floor	1 481	60	R170 315	12st Floor

For more information contact:
Pieter Snyders 060 586 2587 | pieter@texton.co.za

TEXTON PROPERTY FUND



Investment Place

10th Road (off 2nd Road), Hyde Park, JHB

Well located A-grade office park with 24-hour security, plenty of parking, visibility from William Nicole and a back-up generator.

Sector: Office

Gross Rental: R130/m² ex VAT

Parking: Basement R650, Shaded R550, Open R450

Additional Charges: Refuse, Insurance and utilities

Availability: Immediate, keys held with security

Furnished Texspace Unit: R65 000 ex VAT, includes installation, furniture and Utilities. Approximately 1 month to convert. Floor plan available from pieter@texton.co.za

**T & C's Apply, see page 23 for details*

Units available	GLA (m²)	Parking	Approximate Gross Rental	Floor
Block A – FF01	281	11	R36 530	GF

For more information contact:
Pieter Snyders 060 586 2587 | pieter@texton.co.za

TEXTON PROPERTY FUND



25 Scott Street

25 Scott Street, Waverley, JHB

Prime, well-positioned A-grade freestanding building featuring an on-site generator and grey water harvesting system. The property offers excellent signage exposure onto the M1 Highway.

As an added advantage, the landlord can assist with spatial planning and layout construction.

Sector: Office

Gross Rental: R120/m² ex VAT and utilities

Parking: Basement R650, Open R450

Additional Charges: Refuse, Insurance and utilities

Availability: 1 May 2026, view by appointment only

Fitted Units: 1 Month TI for Every Year Signed.

**T & C's Apply, see page 23 for details*

Units available	GLA (m²)	Parking	Approximate Gross Rental	Floor
FF03	1 005	40	R120 600	FF

For more information contact:
Pieter Snyders 060 586 2587 | pieter@texton.co.za



The Grid

45 De La Rey Road, Rivonia, JHB

Well located A-grade stand-alone building with an on-site generator and exposure onto Rivonia Road. Units are sub-divisible and can also be converted to Texspaces as per page 23

Sector: Office

Gross Rental: R120/m² ex VAT and utilities

Parking: Basement R650, Open R450

Additional Charges: Refuse, Insurance and utilities

Availability: Negotiable, view by appointment only

Fitted Unit: 1 Months TI for Every Year Signed.

**T & C's Apply, see page 23 for details*

Units available	GLA (m²)	Parking	Approximate Gross Rental	Floor
GF Right Wing	566	21	R67 920	GF

For more information contact:
Pieter Snyders 060 586 2587 | pieter@texton.co.za

TEXTON PROPERTY FUND



151 Katherine Street

151 Katherine Street, Sandown, Sandton, JHB

A premium-grade office park offering a peaceful and professional environment with convenient access to the M1 highway. The property features ample parking, a reliable on-site generator for uninterrupted power supply, and backup water tanks to ensure continuous operations.Quiet A-grade office park with easy access to the M1 highway, ample parking, an on-site generator and back-up water tanks.

Sector: Office

Gross Rental: R120/m² ex VAT

Parking: Basement R650; Shaded R550; Open R550

Additional Charges: Refuse, Insurance and utilities

Availability: View by appointment only

Fitted Units: 1 Month TI for Every Year Signed.

**T & C's Apply, see page 23 for details*

Units available	GLA (m²)	Parking	Approximate Gross Rental	Floor
BLK D GF01	304	12	R36 480	GF
BLK D FF01	200	8	R24 000	FF

For more information contact:
Pieter Snyders 060 586 2587 | pieter@texton.co.za



Kopano on Empire

30 Wellington Road, Parktown, Johannesburg

30 WELLINGTON ROAD is an A-grade, stand-alone office building comprising of 4 floors with 24-hour security, access control, gardening services, lifts and an onsite generator. The building has ample basement, shaded and open parking bays. The building is wheelchair friendly.

Sector: Office

Gross Rental: R95/m² to R110/m² ex VAT

Furniture Rental (optional): R25/m² to R35/m² ex VAT

Parking: Basement R650 & Open R450 per bay

Additional Charges: Refuse and utilities

Availability: View by Appointment

Floor plans available for 2nd floor, email pieter@texton.co.za

**T & C's Apply, see page 23 for details*

Units available	GLA (m²)	Parking	Approximate Gross Rental	Floor
GF – 106 (Suite 7)	126	5	R13 860	GF
FF - 104	108	5	R11 880	FF
FF - 105	129	5	R14 190	FF
FF - 109	145	6	R15 950	FF
FF - 111	336	13	R33 600	FF
FF – 112	122	5	R13 420	FF
FF - 116	224	9	R23 520	FF
SF – LW	1 200	40	R114 000	SF
SF - RW	1 348	40	R128 060	SF

For more information contact:
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TEXTON PROPERTY FUND



Kempstar Mall

Kempstar Mall, Pretoria Road, Kempton Park, JHB

Busy shopping centre conveniently position between two taxi ranks and behind the main train station forcing commuters to walk through the centre to get in and out of the train station.

Sector: Retail

Gross Rental: R300/m² ex VAT and utilities

Parking: No parking (0.48 bays per 100/m²)

Additional Charges: Refuse, Insurance and utilities

Availability: View by Appointment, keys held with security

Units available	GLA (m²)	Approximate Gross rental	Availability
Shop 7/8	337	R101 100	Negotiable

For more information contact:
Pieter Snyders 060 586 2587 | pieter@texton.co.za

TEXTON PROPERTY FUND


TEX-SPACE
READY TO OCCUPY WORKSPACE



Bryanston Gate

Cnr Main Road and Homestead Avenue, Bryanston, JHB

Tex-Space is a ready to go working space. And it's all yours. Just plug in and let's make it happen. Dynamically designed move-in ready, 4-to-14-seater offices with their own boardroom and kitchenette, located in existing business parks & comes complete with access control, security and modern furniture.

Parking: R650 per bay

Rental Includes: Furniture and Installation (Options without furniture also available)

Availability: Immediate, keys held with security

Website: www.texspace.co.za

Units available	GLA (m^2)	Fixed Rental	Fixed Utilities	All In Rental	Floor
BLK04 – FF01	260	R48 300	R11 700	R60 000	FF
BLK01 - GF04	139	R26 540	R6 210	R32 750	GF
BLK03 – FF01	120	R22 500	R5 450	R27 950	FF
BLK03 – FF08	62	R12 160	R2 790	R14 950	FF
BLK03 – FF09	121	R22 500	R5 450	R27 950	FF
BLK03 – FF10	121	R22 500	R5 450	R27 950	FF
BLK04 – FF01	64	R12 070	R2 880	R14 950	FF

For more information contact:
Pieter Snyders 060 586 2587 | pieter@texton.co.za

TEXTON PROPERTY FUND



151 Katherine Street

151 Katherine Street, Sandown, Sandton, JHB

Tex-Space is a ready to go working space. And it’s all yours. Just plug in and let’s make it happen. Dynamically designed move-in ready, 4-to-16 seater offices with their own boardroom and kitchenette, located in existing business parks & comes complete with access control, security and modern furniture.

Parking: R650 per bay

Rental Includes: Furniture and Installation

Availability: Immediate, keys held with security

Website: www.texspace.co.za

Units available	GLA (m²)	Fixed Rental	Fixed Utilities	All In Rental	Floor
Block B GF	311	R57 400	R15 550	R72 950	SF

For more information contact:
Pieter Snyders 060 586 2587 | pieter@texton.co.za



1 Osborne Lane

1 Osborne Lane, Bedfordview, Germiston

Tex-Space is a ready to go working space. And it's all yours. Just plug in and let's make it happen. Dynamically designed move-in ready, 5 to 16 seater offices with their own boardroom and kitchenette, located in existing business parks & comes complete with access control, security and modern furniture.

Parking: R650 per bay

Rental Includes: Furniture and Installation (Options without furniture also available)

Availability: Immediate, keys held with security

Website: www.texspace.co.za

Units available	GLA (m^2)	Fixed Rental	Fixed Utilities	All In Rental	1st Floor
FF – 03	120	R19 450	R5 500	R24 950	1st
FF – 05	181	R30 700	R8 250	R38 950	1st
FF – 06B	68	R11 750	R3 200	R14 950	1st
FF – 06C	68	R11 750	R3 200	R14 950	1st

For more information contact:
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TEXTON PROPERTY FUND



Investment Place

10th Road (off 2nd Road), Hyde Park, JHB

Tex-Space is a ready to go working space. And it's all yours. Just plug in and let's make it happen. Dynamically designed move-in ready, 8-seater offices with their own boardroom and kitchenette, located in existing business parks & comes complete with access control, security and modern furniture.

Parking: R650 per bay

Rental Includes: Furniture and Installation (Options without furniture also available)

Availability: Immediate, view by appointment only

Website: www.texspace.co.za

Units available	GLA (m²)	Fixed Rental	Fixed Utilities	All In Rental	Floor
BLK B – GF06	130	R23 950	R6 000	R29 950	GF
BLK B – GF01	215	R40 275	R9 675	R49 950	GF

For more information contact:
Pieter Snyders 060 586 2587 | pieter@texton.co.za



Belvedere Office Park

5 Eglin Rd, Sunninghill, Sandton, 2157

Tex-Space is a ready to go working space. And it's all yours. Just plug in and let's make it happen. Dynamically designed move-in ready, 4-to-8 seater offices with their own boardroom and kitchenette, located in existing business parks & comes complete with access control, security and modern furniture.

Parking: R650 per bay

Rental Includes: Furniture and Installation (Options without furniture also available)

Availability: Immediate, keys held with security

Website: www.texspace.co.za

Units available	GLA (m²)	Furniture	Fixed Rental	Fixed Utilities	All in Rental	Floor
BLKB – GF01	74	Furniture	R13 500	R3 500	R17 000	GF
BLKB – GF05	86	Furniture	R16 125	R3 825	R19 950	GF
BLKB – GF08	46	No Furniture	R8 700	R2 250	R10 950	GF
BLKB – GF09	45	No Furniture	R8 790	R2 160	R10 950	GF
BLKB – GF12	39	No Furniture	R7 195	R1 755	R8 950	GF
BLKB – GF19	47	Furniture	R10 135	R2 115	R12 250	GF

For more information contact:
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TEXTON PROPERTY FUND



The Grid

45 De La Rey Road, Rivonia, JHB

Tex-Space is a ready to go working space. And it's all yours. Just plug in and let's make it happen. Dynamically designed move-in ready, 7-to-27 seater offices with their own boardroom and kitchenette, located in existing business parks & comes complete with access control, security and modern furniture.

Parking: R650 per bay

Rental Includes: Furniture and Installation (Options without furniture also available)

Availability: Immediate, keys held with security

Website: www.texspace.co.za

Units available	GLA (m^2)	Fixed Rental	Fixed Utilities	All In Rental	1st Floor
FF - 06	154	R29 000	R6 950	R35 950	1st

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TEXTON PROPERTY FUND

TERMS & CONDITIONS

- Brokers will be required to demonstrate that they are the effective cause of the concluded lease.
- Commission for all brokered leases will based on the below tariffs multiplied by the initial contracted gross rentals, where gross rental equals the premises rental plus pro-rata rates plus parking rental.

    - 5% of the first 2 years gross rental & parking rental
    - 2.5% on the next 3- years gross rental & parking rental
    - 1.5% on the next 3-year gross rental & parking rental
    - 1% on the balance thereof
    - 1 Month Rental is paid on 1 year leases

- Advertised commission incentives are subject to a minimum 3-year lease agreement at asking rentals.
- No commissions will be paid on renewals, where the tenant at some later date leases any additional space or where part of the lease fall beyond a lease-break date.
- Commission will be paid to the broker by no later than 14 working days after the conclusion of a signed lease agreement (hard copy in black pen) between both parties, receipt of FICA documentation, payment of deposit / completion of sureties, written confirmation of occupation and payment by the tenant of the 1’st months invoice.
- The following documents are required from brokers in order to process commission:
    - Signed Mandate
    - Company Registration Documents
    - SARS / VAT Registration Confirmation
    - B-BBEE Certificate or Affidavit
    - Banking Details (not older than 3 months)
    - Up to date Fidelity Fund Certificate – Company
    - Up to date Fidelity Fund Certificate – Broker

TEXTON

PROPERTY FUND

Block D,
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