



**LANGENHOVEN PARK – SELECT TENANTS ONLY
R60,000 PM PLUS VAT PLANS TO SUIT**

Opportunity to have premises designed to your requirements. Situated in popular office park these 500 sq m warehouse shells can be set up to suit your particular business. Medium to Long Leases offered. Each unit has high rise large truck access door for easy deliveries with separate customer entrance. Lots and lots of parking.

INTERESTED IN NORTHERN SUBURB APPROVED DEVELOPMENT SITE 20 HA?

One of my clients phoned by from Hong Kong and has asked me to find a buyer or investor partner for his very nice suburb sized development in the northern suburbs. Such sites are rare. It takes years to have the development site ready for services plus a lot of patience and money. This makes this an excellent opportunity for investors and developers to jump the queue.

The site consists of five large multi building sites with a density of 25 units per ha.

- i. Erf 2 57 units
- ii. Erf 3 44 units
- iii. Erf 5 26 units
- iv. Erf 7 44 units
- v. Erf 8 52 units

This would make the ideal first phase. To increase the ease of managing some of these sites can be combined to increase the size of the body corporate. This is important as it allows for reduce costs per units especially for building security services.

This is an exceptionally attractive site with a very high portion of park area which includes dams and water features. These sites would make an excellent exclusive retirement village site for up-market units and is an ideal proposal for a group of people to purchase and develop in their own style. The site is complete with 84 single home erven with spacious 700 to 1000 sq m layouts. It is a great layout with quiet cul-de-sac design. A development buyer will be able to set the design and building standards and hopefully offer a less restricted option to the current highly controlled HOA regulated designs that are currently on offer. Close by townhouses and homes that are on going in the R1.8 million plus price range.

Call Mike 082 881 4711. mike@platinumglobal.co.za

The Commercial Landlord

Newsletter for
Commercial &
Industrial Landlords



June 2019

Early Credit Control Will Help Collection of Rental.

Everyone is suffering in the current economic climate Landlords no less than anyone else. For that reason, it is important for Landlords and their letting agents to ensure that tenants understand their obligation to pay rental on time – every month.

Rental is payable, in our contracts, on or BEFORE the first of each month in advance. Credit control starts no later than the 7th of each month with personal calls, emails, SMSs and the like. Whoever is doing the credit control needs to be on top of it. IF arrangements are made they MUST be kept to. Where tenants plead non payment for contracts and ask for extensions arrangements MUST be made to pay in advance for a month or two to avoid that happening again.

Talk Shop

by Platinum Global

VACANT PROPERTIES AND INSURANCE CLAIMS

In a short word – DON'T leave your premises vacant. Insurance companies grant insurance cover based on the fact that the premises are used for normally expected purposes, are well maintained, and are secure when nobody is on the premises. Having people around and about during the day means that the likelihood of a break in or undetected fire is quite small. Being empty at night and over weekends increases the risk to the insurer but it is expected that the premises are securely locked up and have an alarm system. If you are covered for stock and equipment then it is a given that there will be after hours security which includes an Alarm company and or security patrols on your premises over night and at weekends, holidays etc. It will be a condition of your policy as will a valid COC certificate. Your insurance policy may also demand such items as boundary fence electrification and alarm, fire hydrants and smoke detectors. Make sure that your equipment is serviced annually. If your property is going to be vacant talk to your insurance company about what you must do.



New Letting by Platinum Global

Shotgun Pub and Grill

Great little place to visit, Lunchtimes or Evenings. Tasty food available day and night makes this the ideal place for lunchtime snacks with your company buddies. Even better place to visit in the evening with your friends. Plenty of street parking day and night. 48 Reid Street, Westdene.



Rubbish is not Being Collected on Time

Just when you thought that it could not get worse – it did. Our contact at Metro has confirmed that those new rubbish trucks need to go through their roadworthy – only they aren't! Just the odd one does not have something wrong with them which is making them unroadworthy. They now must be fixed!

On a personal side I would plead with all the people living and working in Westdene not to drop their rubbish on the pavement except on a Monday, which is when they are supposed come. I see piles of rubbish brought out nearly every day, much of which is not in proper rubbish bags but is rather simply dumped on the pavement. Please guys, we would like to see our suburb looking far better than it is and you are not helping the situation. Not only is it made worse by scavenging but when it is just a pile nothing is done by those who dumped it the first place. Its not fair on all of us. Please do what most of us are doing – if it is not collected take it back in or take it away yourself.

Tenants Need to Talk & Negotiate if They are in Trouble!

Every business has gone through tough times – it just gets a bit easier the longer that you have been in business. A Landlord's business is the business of owning and letting out property. They come under pressure when they don't receive rental on time. So, they can have hard times too.

In tough economic times may tenants find it difficult to pay rental, but they still have the obligation to pay their rental in full and on time. Without their premises they have no business so paying rental should come forefront and first before paying other creditors. If you don't have business, you may have to let go some of your staff. You might consider giving back that expensive car that you leased or even excessive machinery and plant that are not needed. But the first thing that you should pay each month should be your rent. Without businesses premises you simply don't have a business.

Unfortunately, many businesses that are in financial difficulty still live as if the World will never end. Full salaries are paid to the managers and owners. Unnecessary vehicles are not gotten rid of. Have a meeting with your Landlord, who are likely to reduce rental rather than lose good tenants. Negotiations are the best option for both parties.

THE MARKET PLACE (2 Let or 4 Sale)



INVESTMENT PROPERTY FOR SALE R2,950,000 PLUS VAT

Modernise offices of over 300 m2 with existing tenants

Reception – Waiting Room- 7 Offices 2 Kitchenettes.
Comes complete with Boardroom. 8 carports plus

Second 60 m2 offices Open plan plus 2 offices current
rent R5,000 pm

Jodi 081 315 4274 or Mike 082 881 4711



480 + 400 m² AFFORDABLE OFFICES WILLOWS ALSO AVAILABLE FOR SALE

Large classroom style offices, ideal for training rooms. Lower floors are of exceptionally high standard and are dividable. Would make lovely offices with central reception and secretarial services. Property is also for sale by negotiations. Would make a very serviceable government office complex for specialist department. Well situated in central position with easy find position. Come and discuss how we can match your needs.

Jodi 081 315 4274 or Mike 082 881 4711



6 WAREHOUSES AVAILABLE INDIVIDUALLY

434 m2 @ R1,950,000 plus VAT
393 m2 @ R1,900,000 plus VAT
360 m2 @ R1,900,000 plus VAT
376 m2 @ R1,900,000 plus VAT
308 m2 @ R1,900,000 plus VAT
450 m2 @ R2,100,000 plus VAT

Modern well designed and constructed. Ideal for storage or manufacturing, workshops and similar.

Jodi 081 315 4274 or Mike 082 881 4711



IMMEDIATELY AVAILABLE R 4,000,000 PLUS VAT

High visibility offices on busy junction. Would suit lawyers or medical practice. Two buildings are offered and can be run as separate properties or combined in to one. Next to new development. Popular area and very well positioned.

Early occupation of main property if required. Will add presence to your business. Well known location

Jodi 081 315 4274 or Mike 082 881 4711



EXCEPTIONAL OFFICES TO LET R22,000 PM plus VAT

A truly high quality set of offices that your company would be proud of. 5 offices plus Boardroom, plus open plan offices – double storey with bathrooms on each floor

6 on site covered parking and other staff parking freely available. Lovely working environment.

Jodi 081 315 4274 or Mike 082 881 4711



MAJOR ROAD – OFFICES TO LET R17,000 PLUS VAT

Set of easy find offices on busy main road – giving high visibility value. 6 offices of 169 sq m plus 2 sets of bathrooms.

Well maintained complex previously high profile legal offices. Would suit legal or insurance practice. Good on-site parking.

Jodi 081 315 4274 or Mike 082 881 4711



OFFICE PARK - MODERN LIGHT OFFICES

New on the market up-market modern light full glass sided offices and thatched roofed. Lovely working atmosphere in tranquil garden setting. Landlord able to make adjustments to internal design, if required. In highly sort after complex with large variety of other tenants. Popular area with clients. No parking problems as extensive parking is available.

Jodi 081 315 4274 or Mike 082 881 4711



WESTDENE OFFICES FOR SALE R1,946,000 PLUS VAT

Prominent position in very busy road. Spacious 180 sq m. 6 offices, reception, boardroom.

Extra 32 sq m cottage included in the purchase. If you want to be SEEN then you need to come and view this very prominent set of offices.

Jodi 081 315 4274 or Mike 082 881 4711

Platinum Global is looking for **4** full time home sales agents – training will be given.