

THE
RUBIK
 DESIGNED TO INSPIRE

FACT SHEET

Located within the enchanting Mother City, this modern building boasts magnificent views of Table Mountain and the ocean. The Rubik is conveniently situated on the corner of Loop- and Riebeek Street within the Cape Town CBD. Loop Street with its unique blend of historic Victorian buildings and modern contemporary architecture gives a truly unique flavour. This mixed-use building offers 404m² retail, 5 081m² office space, as well as 79 residential apartments to purchase.



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1. TOTAL AREA

DESCRIPTION		AVAILABLE AREA (m ²)	OCCUPATION
Offices	Floor 12	737	August 2023
	Floor 13	737	
	Floor 14	737	
	Floor 15	737	
	Floor 16	737	
	Floor 17	737	
	Office Total	4 422	
Sectional Title Offices (For SALE)	Office 1	414	
	Office 2	96	
	Office 3	SOLD	
	Gross Sectional Title Total	510	
Retail	Retail First Floor	156	
	Retail Ground Floor	233	
	Retail Total	389	
TOTAL	Office & Retail	5 321	
Residential	Apartments	79 Units/ 5 923	
TOTAL	Building GRA	11 250	

2. OFFICE MONTHLY RENTAL RATES

1.	Net Rental	R 200.00 per m ²
2.	Operating Cost	R 30.00 per m ²
3.	Rates & Taxes	R 27.00 per m ²
	GROSS RENTAL PER M²/ MONTH	R 257.00 per m²
4.	Basement Parking	R 2,000 per Bay
5.	Balconies / Storerooms	R 70.00 per m ²
6.	Rental Escalation	8%
7.	Office Tenant Installation Allowance (TI)	R1,000 per usable m ²

3. RETAIL MONTHLY RENTAL RATES

1.	Net Rental	R 300.00 per m ²
2.	Operating Cost	R 30.00 per m ²
3.	Rates & Taxes	R 27.00 per m ²
	GROSS RENTAL PER M²/ MONTH	R 357.00 per m²
4.	Storerooms	R 70.00 per m ²
5.	Rental Escalation	8%

Note to Tenant Installation Allowance:

1. All prices are exclusive of VAT.
2. The TI allowance above is over and above Base building Items already installed
 - Air-conditioning
 - Ceilings and Lighting
 - Blinds (Offices only)
 - Electrical socket outlet
3. The tenant allowance is based on the usable area only.
4. Above mentioned Tenant Allowance is based on a 5-year Lease Term.

4. OPERATING COSTS (COMMON AREAS)

- 4.1. Building insurance premiums
- 4.2. Cleaning
- 4.3. Management fees
- 4.4. Cleaning consumables
- 4.5. Meter reading fees
- 4.6. Building security
- 4.7. General repairs & maintenance

5. RATES, TAXES AND LEVIES

- 5.1. Estimated municipal assessment rates, taxes & improvement district levies

6. EXCLUSIONS

- 6.1. Electricity, water, sewerage and refuse (metered separately or shared proportionately based on GRA where applicable)

7. 6. EASILY ACCESSIBLE TO

- 7.1. N1/N2 Freeway
- 7.2. Cape Town International Convention Centre (CTICC)
- 7.3. MyCiti Bus Route
- 7.4. Cape Town Train Station
- 7.5. V&A Waterfront
- 7.6. Cape Town Airport Shuttle
- 7.7. Financial and Legal District

8. 7. VALUE ADDED SERVICES

- 8.1. Fibre Internet
- 8.2. Security – State of the art security and access control systems
- 8.3. Secure Parking Space
- 8.4. Restaurants/Retail
- 8.5. Rooftop Swimming Pool & Deck
- 8.6. Concierge Service
- 8.7. Amazing views of Cape Town and surrounds
- 8.8. Generator

9. 8. GREEN BUILDING INITIATIVES

- 9.1. A building user's guide will be produced upon occupation of the building.
- 9.2. An environmental management plan and a waste management plan is in place for the duration of the construction process.
- 9.3. The AC system has been designed to reduce electrical consumption and refrigerant gas emissions, and to have no water loss.
- 9.4. Daylight has been maximized within the office space to lower the requirement of lighting during the day.
- 9.5. Energy consumption has been lowered using energy efficient light fittings.
- 9.6. Low energy water heating has also been employed.
- 9.7. Bicycle storage will be provided.

The information herewith does not constitute a mandate and can change without notice.