



**SECOND FLOOR AREAS:**

1. Rentable Area	798.982 m <sup>2</sup>
2. Usable Area	721.350 m <sup>2</sup>
Refer to list of tenants for tenant rentable areas	
3. Common Area:	104.13 m <sup>2</sup>
3.1. Elevator Foyer:	9.363 m <sup>2</sup>
3.2. Toilet's, Male and Female:	31.726 m <sup>2</sup>
3.3. Passage	28.361 m <sup>2</sup>
3.4. Kitchen	8.182 m <sup>2</sup>
3.5. Remote common area	26.5 m <sup>2</sup>
4. Secondary Common Area:	0.0 m <sup>2</sup>
4.1. Not applicable	0.0 m <sup>2</sup>
5. Supplementary Area:	22.3 m <sup>2</sup>
5.1. Balcony area:	22.3 m <sup>2</sup>

T1 Tenant: Bond Street Financial  
Usable Area: 293.89 m<sup>2</sup>

T2 Tenant: Laser Group  
Usable Area: 269.5 m<sup>2</sup>

T3 Tenant: Bauer Lawrence & Associates  
Usable Area: 73.91 m<sup>2</sup>

T4 Tenant: World Artists  
Usable Area: 84.052 m<sup>2</sup>

COMMON AREA  
77.632 m<sup>2</sup>

BALCONY  
AREA: 22.3 m<sup>2</sup>

**Rentable Area: T1**

Tenant: Bond Street Financial Services

1. Usable Area:	293.89 m <sup>2</sup>
2. Common Area:	41.2 m <sup>2</sup>
Pro-rata rate of 39.5 %	

**Rentable Area: T2**

Tenant: Laser Group

1. Usable Area:	269.5 m <sup>2</sup>
2. Common Area:	37.7 m <sup>2</sup>
Pro-rata rate of 36.2 %	
3. Balcony Area:	22.3 m <sup>2</sup>

**NOTE:**

1. REFER TO DRAWING DSA-01-0-FP (A) FOR THE USABLE AREA ON THE FIRST FLOOR

**Rentable Area: T3**

Tenant: Bauer Lawrence & Associates

1. Usable Area:	73.91 m <sup>2</sup>
2. Common Area:	10.4 m <sup>2</sup>
Pro-rata rate of 10.1 %	

**Rentable Area: T4**

Tenant: World Artists

1. Usable Area:	84.052 m <sup>2</sup>
2. Common Area:	12.15 m <sup>2</sup>
Pro-rata rate of 11.2 %	

**NOTE:**

- SAPOA further recommends that the measured rentable area per tenancy should be rounded off to the nearest full square meter.

**PLEASE NOTE**

- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY ALL CONTRACTORS PRIOR TO WORK COMMENCING.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ALL DISCREPANCIES OR INTENDED VARIATIONS TO BE CONFIRMED AND APPROVED WITH THE PROJECT MANAGER BEFORE COMMENCING
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DATE :	14-02-2012	Rev	
SCALE :	1:150 @ A3	B	
DRAWN :	DEREK DAVIDSON		
ERF :	157915		

PROJECT  
2nd FLOOR  
DEAN STREET ARCADE  
NEWLANDS  
CAPE TOWN

DRAWING  
TENANT LAYOUT  
REF : DSA-02-AREAS