



# CB Properties

Member of the HBA Group of Companies  
Prop. C Brinkworth

Phone 012-660-1100  
Fax 012-662-2319  
e-mail [info@cbproperties.co.za](mailto:info@cbproperties.co.za)  
Website [www.cbproperties.co.za](http://www.cbproperties.co.za)

Reference : G:\6\_DOCS\6\_DATA\CBPR\Agreements\not60326.doc

27 March, 2006

**CB Centre** P O Box 153  
75 Durham Road Irene  
Clubview, 0014 0062  
Centurion South Africa

## C B Centre

### Notes for Letting Agents

There are two buildings, **CB Centre West** built during 2003, and **CB Centre East**, which was recently refurbished.

#### CB Centre West

This new building can be configured to provide up to fourteen lettable units. Generous waiting areas, a smart entrance with intercoms to all units, access controlled exterior doors, and pre-wired for telephone and computer networks, this building provides "above average" facilities to tenants. All floors are ceramic tiled, and the cottage-pane windows have venetian blinds. There is a fully equipped, air conditioned Boardroom, seating from eight to about sixteen people.

#### CB Centre East building

Operated as two separate units, CB East, and CB Suites, this building has recently been completely re-furbished internally.

- **CB East** consists of two large executive suites, one upstairs and the other on the ground floor.
- **CB Suites** has a separate entrance to the three suites on the ground floor, and the four first floor suites. The air conditioned, fully equipped Committee Room is on the ground floor. All suites are fully air conditioned, and are fully pre-wired for telephones and computer networks.

#### In General

- Private ownership and on-site management contribute to flexible, negotiable and reasonable rates.
- Free use of the Boardroom and Committee Room, including complimentary tea and coffee.
- Ample covered and free open parking inside the premises - secure visitor parking in front of the buildings.
- Twice daily professional office cleaning service.
- Round-the-clock security guard service backed by armed reaction.
- More than sufficient telephone lines - three incoming cables provide 130 lines.
- Subsidised internet access via dual high-speed ADSL lines and Linux firewall.
- On-site network, computer hardware and Microsoft software support.

#### Important notes for Agents

- As our buildings are normally fully occupied, we do not usually offer short-term rentals.
- Two months deposit is required.
- Office cleaning is mandatory.
- Where a tenant requires access from more than one computer to the internet, a personal firewall is required.
- Agents should complete our Application to Lease form, available from our website.
- We offer a commission of 3% of rental excluding off-lease charges such as parking, cleaning, and consumption, payable to the company to whom the agent is accredited, such commission being paid as follows;
  - A commission advance of up to R1000 upon occupation.
  - Further payments will be made for the duration of the lease whenever the commission account exceeds R500.
  - In the event of any dispute regarding payment of commissions, CB Properties' auditors will be the sole adjudicators, any charges for such adjudication being subtracted from the commission account.

Regards

**CB Properties**  
Howard Brinkworth



P O Box 153  
Irene, 0062  
South Africa

CB Centre  
75 Durham Road  
Clubview East, 0014  
Centurion

Phone (012) 660-1100  
Fax (012) 667-1181  
Mobile (083) 326-5045  
e-Mail [howard@cbproperties.co.za](mailto:howard@cbproperties.co.za)  
Website [www.cbproperties.co.za](http://www.cbproperties.co.za)