



## FACTORS TO CONSIDER WHEN ENTERING INTO A NEW LEASE

- Exactly what am I renting? Factory/warehouse, offices, yard areas, etc
- Are there any areas shared with other users? (eg. common yard areas)
- Rentable area of premises.
- Exact use of premises.
- Date of occupation of the premises.
- Lease start date.
- Length of lease.
- Lease end date.
- Annual rental escalation.
- Deposit required.
- Renewal period and terms and date to be complied with in order for renewal to be valid.
- Initial rental. (excl. VAT)
- Other initial costs are to be paid by the tenant? (eg. security, operating costs)
- How/ when do these costs escalate?
- How are consumption charges (electricity, water, sewerage, etc) calculated and billed?
- Suretyships?
- Any special/additional requirements requested by the tenant?
- Tenant's legal entity to prepare all FICA documentation required by landlord.
- Tenant will likely be requested to consent to a credit check by agent or landlord.
- Resolutions when companies or trusts are the legal entities.
- What are the lease/administration costs charged for drawing up the lease?

## PRACTICAL ASPECTS

- Power requirements
- Height/ stacking requirements.
- Fire regulation compliance (eg. sprinkler systems, etc)
- Insurances.
- Loading, parking, paving, turning circle requirements.
- Flooring and lighting.
- Staff facilities.
- Timing of move from previous premises.
- Cleaning up of previous premises.

For further information contact Epping Property.

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