

STOREHOUSE GENERAL INFORMATION

1. Introduction

Welcome to Storehouse where spending time working, playing or simply keeping your stuff in a secure and supportive environment is of paramount importance.

2. Usage of Storehouse

All individual Storehouse units in the complex are available on a "lease only" basis. Use of units and common facilities is restricted to Lessees and their visitors only.

3. Management of Storehouse

Storehouse Midrand is managed by Storehouse Property Managers who are responsible for the day-to-day running of the complex as well as ensuring all users comply with the conduct rules of the complex. Management are permanently on-site during business hours.

4. Services and facilities

The following services and facilities are provided:

4.1 Electricity

Prepaid electricity is available in certain units. Where a unit has a prepaid electrical meter installed, the Lessee is solely responsible for the purchase of his/her own prepaid electricity. The Lessee will be required to register their information with the appointed service provider in order to purchase prepaid electricity. All prepaid electricity purchases and recharges can be done online.

4.2 Back-up Power

The complex has been fitted with an electrical generator which will provide back-up power to essential services (all security and common lighting installations as well as The Hub). Back-up power is available in certain units as well.

4.3 Refuse and recycling

Waste management removal and refuse recycling is undertaken by an independent service provider. The complex has a central waste complex and in addition to this dedicated waste and recycling bins are located throughout the complex. Cleaning staff empty the dedicated waste and recycling bins as and when necessary.

4.4 Washbay

A dedicated common washbay area is provided for use by Lessees for washing of vehicles.

4.5 Parking Bays

The complex offers both standard and oversized parking bays. Standard parking bays are available on either a short-stay or long-stay basis; oversized bays are available on a long-stay basis only.

Lessee's who need long-stay parking are required to rent their own dedicated parking bay. Lessee's who require short-stay parking (maximum total stay of 3 hours/day) are required to rent shared parking. Lessee's who visit their units occasionally for loading/off-loading purposes are required to make use of designated loading areas, free of charge.

5. Security

The following security measures are in place at the complex:

5.1 Security Infrastructure

- 24-hour controlled gate access,
- An electrified 2.1m high clear view steel fence,
- Perimeter and common area monitoring by motion-sensing CCTV cameras,
- Regular patrolling,
- Access control through booms and gates via electronically encoded access discs.

5.2 Access Cards

Access discs are available from the Property Managers. Each Lessee will receive a single access disc. Additional access discs are limited by unit and are available at an extra cost. It is the responsibility of all Lessees to ensure that any lost discs are reported immediately. Discs are not transferable. Should a Lessee's rent be in arrears the complex manager reserves the right to immediately bar all access discs registered to the defaulting Lessee without notice until the rent is paid up.

Security is a shared responsibility. If security is to be maintained at the highest level possible then the co-operation of every user is essential via strict compliance with requirements and sensible awareness at all times. Users must report any suspicious or unlawful occurrence immediately it is seen or suspected.

6. The Hub

The Hub has been designed to become a central node of activity for all Storehouse users.

6.1 Hub Facilities and Services

- Front of house reception
- Meeting and presentation rooms *
- Work stations
- Coffee and lounge areas
- Printing, scanning & faxing services *
- Business address
- Free WiFi
- Showers and change-rooms
- Dispatch and receiving services *

(* denotes services that, when made use of, will incur an extra charge)

6.2 Hub Access

Each Lessee receives access to and use of the Hub for a single person. Additional access to the Hub for Lessee's staff members or visitors is available at an extra charge.

