

 Eskom	Expression of Interest (EOI) - Enquiry No. E2454DXFSOU	Document Identifier	240-72663051	Rev	4
		Effective Date	17 June 2025		
		Review Date	June 2030		
		EOI Number			

PART A
REQUEST FOR AN EXPRESSION OF INTEREST (EOI)

EOI NUMBER: E2454DXFSOU

Description	The provision of a Commercial Office Building for Acquisition (outright purchase) to be utilised as an Area Office in Bethlehem, Free State Operating Unit.
Deadline for submission	14 February 2026 <div style="display: flex; justify-content: space-between; align-items: center;"> At (South African Standard Time) 10:00AM </div>
Tender Office address	Tenders are uploaded via Eskom Tender bulletin site on the Eskom E-tendering page.
EOI's are to be submitted electronically via Eskom E-tendering site by the stipulated closing date and time.	<p>Tenders are to be uploaded via Eskom Tender bulletin site on the Eskom E-tendering page:</p> <p>https://etendering.eskom.co.za</p> <p>Please note it is the responsibility of the supplier to ensure that EOI submission is submitted before the closing date and time.</p> <p>Closing Date:</p> <p>Time: 10h00</p>
Electronic Submission of EOI	<p>The tender must upload the tender via Eskom Tender bulletin site on the Eskom E-tendering page.</p> <p>All documents need to be submitted in a PDF and Excel format (The upload size per document is 500 megabytes and total submission is restricted to 4 gigabytes).</p> <p>No Zip/condense files can be uploaded</p> <p>No hard copy will be accepted</p> <p>If for some reason you resubmit your EOI, then the latest version of the EOI submitted will only be accepted and all previous submission/s will be null and void.</p> <p>Please ensure that the submission status is indicated as complete.</p> <p>Supplier Help Manual guide and video can be found on Eskom E-Tendering page</p>
E-tendering Help Manual for supplier	 E-tendering Help Manual for supplier -

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Eskom Holdings SOC Ltd ("Eskom") invites you to submit an:

- **Expression of interest (EOI)** to indicate your interest in **The provision of a Commercial Office Building for Acquisition (outright purchase) in Bethlehem, Free State Operating Unit.**

Eskom has delegated the responsibility for this **EOI** to the signatory of this document, whose details can be found below.

We look forward to receipt of your response.

Name	Designation	Signature	Date
Nonto Mthembu	Officer Procurement		21.01.2026
Telephone number	031 710 5009	Fax and/or e-mail address	MthembNE@eskom.co.za

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PART B
RESPONSE SHEET IN TERMS OF A REQUEST FOR AN EXPRESSION OF INTEREST
To be completed by the Owner

To	Eskom Holdings SOC Ltd		Date	21 January 2026
Attention	Nonto Mthembu			
Tel no	031-710 5009	Fax no and /or e-mail address	MthembNE@eskom.co.za	
From (<i>insert the registered full legal name of the building</i>)		Address (<i>of the building</i>)		
Sender (<i>insert the full name of the owner of the property</i>)				
Description	The provision of Provision of a Commercial Office Building for Acquisition (outright purchase) in Bethlehem, Free State Operating Unit.			

Please find below the responses to Eskom's questions:

No.	Question	Please indicate your response in this column
1.	Name of the Owner (specify all names with whom the agreement will be signed)	
2.	Address of the Owner	
3.	Contact Details	Tel: Mobile:
4.	Building Name	
5.	Physical Address of the building	
6.	Building information	Age: Condition: Size: Reference Landmark:

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7.	What is the condition of the plumbing, electrical, and HVAC systems	
8.	Are there any known defects?	
9.	Are there any potential nuisance factors nearby? (e.g., high traffic, sewage plants, etc.)	
10.	What is the noise level and character of the neighbourhood?	
11.	Are there any known future developments planned for the area?	
12.	Can the sale be subject to a building inspection?	
13.	Are the municipal plans in order? Confirm that all structures (including carports) appear on the approved municipal "as-built" plans.	
14.	You may include any other pertinent information	

1. INTENT OF THIS EOI

The intent of this EOI is strictly a market-testing exercise.

2. IMPORTANT NOTES

2.1 Due to the specific need that this EOI process must fulfil, Eskom wishes to clarify that this invitation is not intended to impede, amend, or replace any current or future procurement process that Eskom has engaged in or will engage in.

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2.2 Eskom reserves the right, in its absolute discretion, at any stage and without notice, to terminate further participation in the process by any Party, to select or disqualify any interested participant from further engagement, to amend and/or terminate this EOI process or any future process pursuant to this process.

2.3 This EOI is a market-testing exercise, intended only to inform and assist Eskom's plans in pursuing permanent solutions related to the provision of an Office Building for acquisition in the Free State Operating Unit in Bloemfontein.

2.4 Any and/or all information submitted by any and/or all respondents may be used without the necessity of acknowledging the source, and without such entity gaining any rights in respect of such a solution, including but not limited to any intellectual property rights.

2.5 No portion of any of the information submitted will be treated as confidential and respondents should NOT submit sensitive or confidential information.

2.6 Any information provided pursuant to this EOI process, and any subsequent processes and/or engagement is not confidential. Through making a submission a respondent accepts the terms and conditions which governs this process.

2.7 All participants responding to this EOI process need to ensure that they have received all information and remain solely responsible for satisfying themselves as to the information required in responding hereto and are fully responsible for all costs incurred in relation hereto and under no circumstances will any resultant cost be borne by Eskom.

2.8 Where any information or clarification is required, please do not hesitate to send an email to **MthembNe@eskom.co.za**.

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3. EXECUTIVE OVERVIEW

Eskom Distribution a division of Eskom Holdings SOC Limited proposes to acquire office space on outright purchase basis with clear and unambiguous ownership documents for setting up its Free State Operating Unit Office in Bethlehem therein and seeks expressions of interest from owners and authorized agents. **The requirement is for 982m² to 2000m² preferably for office use space on a single building in a ready for possession premises.** The building should project a professional and aesthetically pleasing appearance and should be approved for office use. The owner should offer reasonable parking space as per permitted number of square metres.

4. SCOPE OF WORK

The offered space must be available in buildings situated within the main commercial or the central business district (CBD) sectors of areas around Bethlehem. Minimum measurement **of 982m² maximum 2000m² and a minimum of 38(Thirty-Eight) onsite parking bays**

Preference will be given to:

- 4.1 Suitability of location of the premises near to public transport amenities.
- 4.2 Premises offering under roof parking space and carports.
- 4.3 Premises ready for possession and occupation with all necessary permissions and approvals in place.
- 4.4 Premises in safe geographical location

Interested parties possessing built-up areas as stated above, having clear legal title are invited to send their expression of interest in a form of a proposal to the Eskom Tender Office Address furnishing details not limited to name of the owner, contact details, location of the office space, size, layout, amenities, asking price and so forth.

This is an expression of interest to test the market for available space and not an invitation to bid.

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Selection of the organization shall be made based on the details submitted in the EOI. The offered premises will be inspected for preliminary short-listing by Eskom. This may include carrying out the inspection of the offered premises. Selected organization will be informed subsequently to submit the detailed offer and terms and conditions.

Notwithstanding anything contained above, Eskom reserves the right to reject any or all expressions of interest offers.

Name	Designation	Signature	Date
Thandi Xaba	Procurement Manager		21 January 2026
Telephone number	031 710 5063	Fax and/or e-mail address	XabaTL@eskom.co.za

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