



# SOLIEL

## OFFICES

### **Offices Available for Rent from December 2019**

Cor. of Brian Street and Peter Place, Lyme Park, Bryanston.

Brydens Property Group will soon complete the final Phase of the Coachman's Crossing Office Park, called Soleil, on the north eastern corner of Peter Place and Brian Street. This prestigious new building comprises Sectional Title Offices, spread over three floors, totalling over 1,524m<sup>2</sup>, offering rental options at this stage.

Soleil is conveniently located adjacent to the Coachman's Crossing Shopping Centre, and in easy reach of Hyde Park, Sandton and freeways.

### **MORE DETAILS**

Soleil is the French word for sun and the site on which these 8 Sectional Title Office Units will be constructed used to be the home of Soleil Patio Furniture.

However, the Developers thought that it was a wonderful name for the new office block given the modernistic design which allows the sun access into all the offices through full height windows.

Situated inside an existing well established Office Park, the offices will enjoy the exceptional 24-hour security afforded by being inside the perimeter of the Office Park.

The location of these offices has access from the very quiet Brian Street in Lyme Park and is ideally situated for the short run to Sandton or the freeway system.

A short stroll through the secure Office Park gives immediate access to Coachman's Crossing Shopping Centre, which has a Pick 'n Pay, Mugg & Bean, several line shops and a variety of restaurants and autobank facilities.

The Office Park is eco-friendly with its own colony of feral cats which have a fine time making sure there are no pests on the premises.

Access to the offices from the basement is either by stairs or a lift. Access into the Park itself is controlled and occupants of the offices will have remote controls to allow access and egress at all times. Access to visitors is strictly controlled by a special "call" system which requires the persons being visited to verify the identity of the visitors prior to them gaining entry.

For further information on these offices please contact:

Brydens on: 011 463 5455 or [info@brydensgroup.com](mailto:info@brydensgroup.com) or

Ron Henderson on: 082 451 2292

## LETTING SCHEDULE

September 18

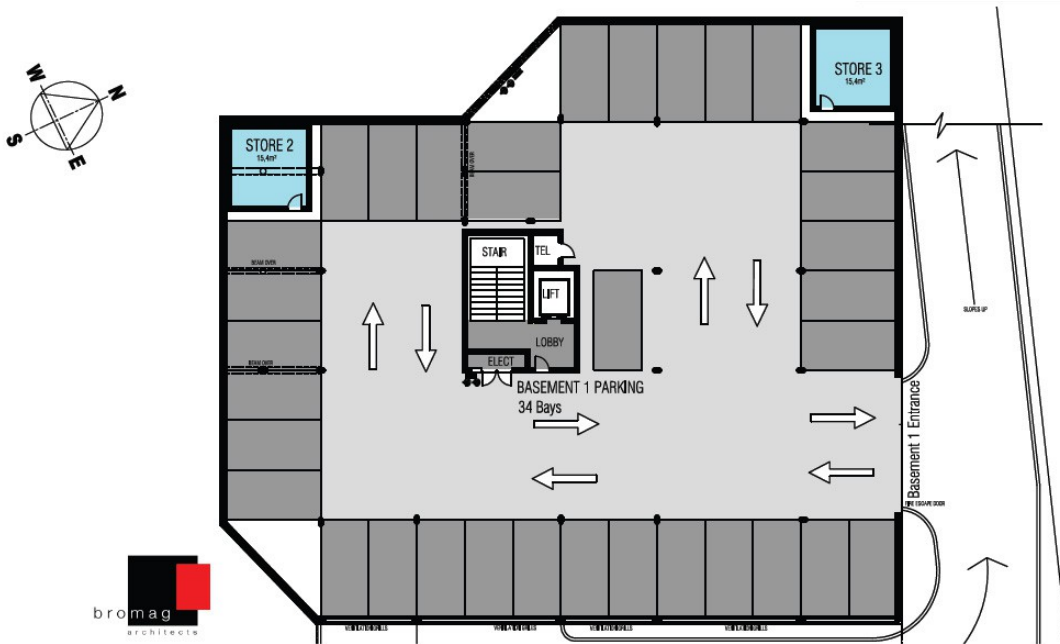
ALL PRICES EXCLUDE VAT

| Floor       | Office No. | Area m2 | Rental Rate | Balconies | Rental Rate | Basmt Bays | Rental Rate | Open Bays | Rental Rate | Monthly Rental | Status    |
|-------------|------------|---------|-------------|-----------|-------------|------------|-------------|-----------|-------------|----------------|-----------|
| Coffee Shop | 1          | 105     | TBA         | 38        | TBA         | 5          | TBA         | 0         | TBA         | TBA            | AVAILABLE |
| First       | 2          | 128     | R 145       | 15        | R 35        | 6          | R 780       | 1         | R 500       | R 24 265       | AVAILABLE |
|             | 3          | 230     | R 145       | 56        | R 35        | 11         | R 780       | 1         | R 500       | R 44 390       | AVAILABLE |
|             | 4          | 170     | R 145       | 62        | R 35        | 8          | R 780       | 1         | R 500       | R 33 560       | AVAILABLE |
| Second      | 5          | 128     | R 145       | 15        | R 35        | 6          | R 780       | 1         | R 500       | R 24 265       | AVAILABLE |
|             | 6          | 230     | R 145       | 56        | R 35        | 11         | R 780       | 1         | R 500       | R 44 390       | AVAILABLE |
|             | 7          | 170     | R 145       | 62        | R 35        | 8          | R 780       | 1         | R 500       | R 33 560       | AVAILABLE |
| Third       | 8          | 105     | R 145       | 38        | R 35        | 5          | R 780       | 1         | R 500       | R 20 955       | OCCUPIED  |
|             | 9          | 230     | R 145       | 56        | R 35        | 11         | R 780       | 1         | R 500       | R 44 390       | OCCUPIED  |
|             | 10         | 170     | R 145       | 62        | R 35        | 8          | R 780       | 1         | R 500       | R 33 560       | OCCUPIED  |
| Roof Venue  | 11         |         |             |           |             |            |             |           |             | R 35 000       | AVAILABLE |

## FLOOR PLANS



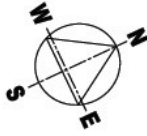
**SITE PLAN**



**BASEMENT 1**



**BASEMENT 2**



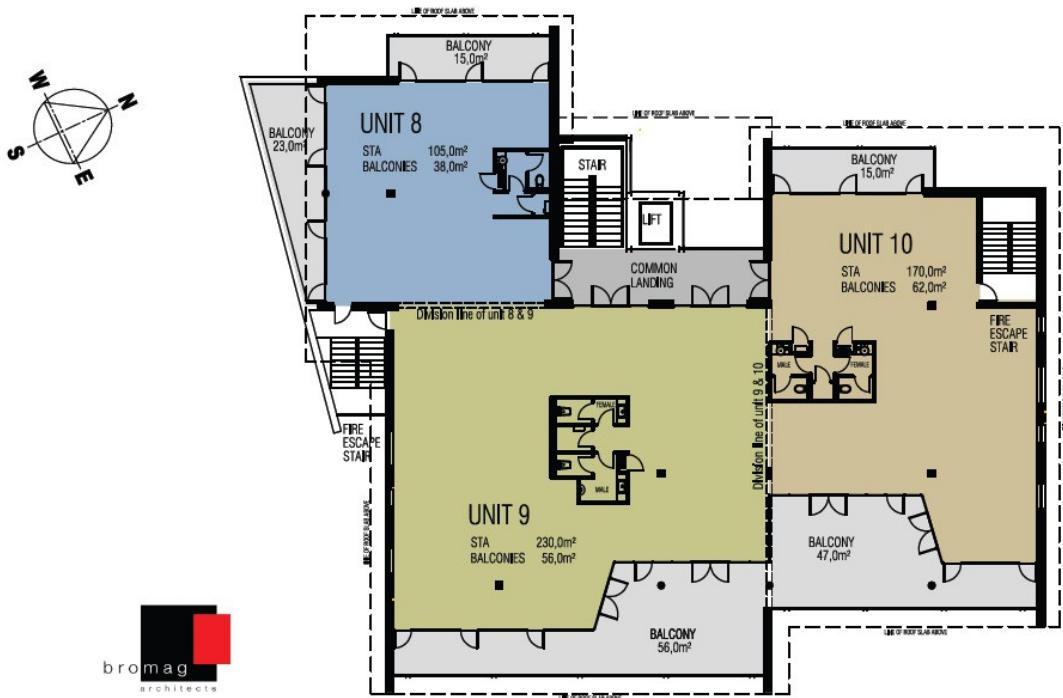
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

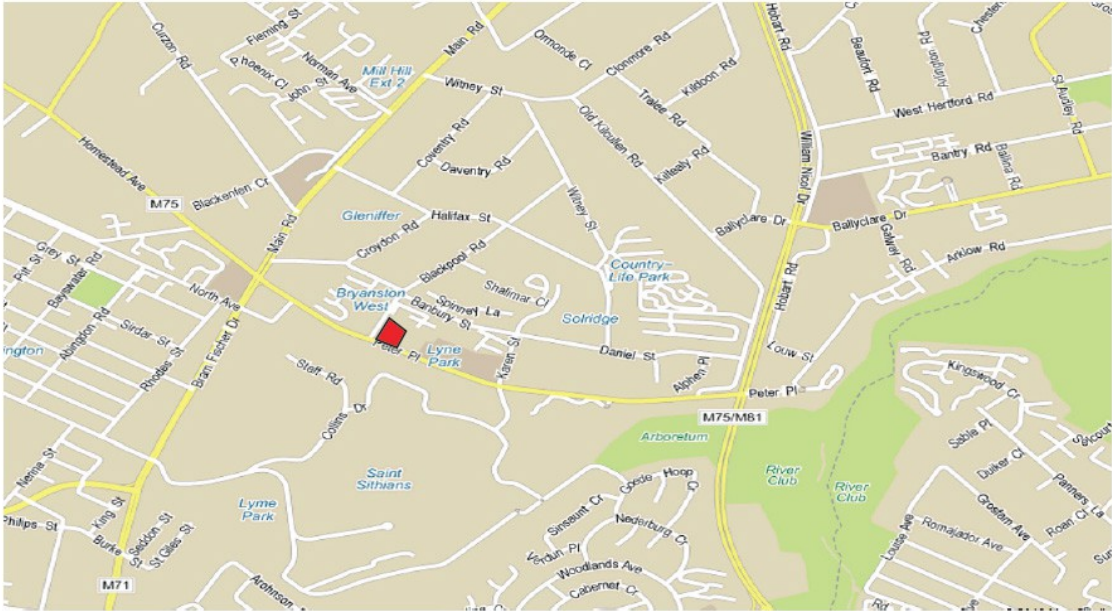


**THIRD FLOOR**

**ARTIST'S IMPRESSION**



**LOCATION PLAN**



# AREA SCHEDULE

REV A 2018-09-12

## SECTIONAL TITLE & GROSS LETTABLE AREAS

| FLOOR | SUITE | STA   | BALCONYS |
|-------|-------|-------|----------|
| G     | 1     | 105.0 | 38       |
| 1st   | 2     | 128.0 | 15       |
| 1st   | 3     | 230.0 | 56.0     |
| 1st   | 4     | 170.0 | 62.0     |
| 2nd   | 5     | 128.0 | 15       |
| 2nd   | 6     | 230.0 | 56.0     |
| 2nd   | 7     | 170.0 | 62.0     |
| 3rd   | 8     | 105.0 | 38       |
| 3rd   | 9     | 230.0 | 56.0     |
| 3rd   | 10    | 170.0 | 62.0     |

1666.0 460.0 m<sup>2</sup>

## PARKING

| BASEMENT | OPEN BAYS | TOTAL |
|----------|-----------|-------|
| 5        | 0         | 5     |
| 6        | 1         | 7     |
| 11       | 1         | 12    |
| 8        | 1         | 9     |
| 6        | 1         | 7     |
| 11       | 1         | 12    |
| 8        | 1         | 9     |
| 5        | 1         | 6     |
| 11       | 1         | 12    |
| 8        | 1         | 9     |

79 3  
TOTAL PARKING BAYS 88 Bays  
5,3 Bays /100

## STORE ROOMS

### BASEMENT

|         |                     |
|---------|---------------------|
| STORE 1 | 15.4 m <sup>2</sup> |
| STORE 2 | 15.4 m <sup>2</sup> |
| STORE 3 | 15.4 m <sup>2</sup> |
| STORE 4 | 15.4 m <sup>2</sup> |
| STORE 5 | 15.4 m <sup>2</sup> |
| STORE 6 | 15.4 m <sup>2</sup> |

92.4 m<sup>2</sup>

