

BRYPROP

Willow Wood Office Park is situated along Cedar Road, between Broadacres Shopping Centre and Dainfern, at the intersection of Third Road, in Fourways. The intersection is controlled by a traffic light. The office park is clearly visible from Cedar Road.

The office park consists of 6,816m² of office area. The office area has been divided into four blocks. Each block caters for 1,700m² of office space. Alternatively, each block allows for office suites between 150m² and 280m². Each office suite includes private balconies, kitchen, ablutions and front door, offering quality and affordability for smaller users. Each block has its own basement with two stories above.

Phase I Completed and in use

- Phase II Building B fully let
- Phase II is solely for rental

Location

Due to the tremendous growth of residential, retail and showroom developments in Broadacres, Dainfern & Fourways areas over recent years, Montagu has recognised a demand for decentralised offices in the area. Willow Wood Office Park is designed for tenants looking for smaller offices tailored to suit their needs within a corporate environment.

Cedar Road has become a major arterial, linking Bryanston and Fourways to Centurian and Lanseria. The established residential estates such as Dainfern, Fourways Gardens, and Cedar Lakes together with Fourways Mall, Broadacres and the relatively new Cedar Square Shopping Centres have created a demand for regional offices in the area. Cedar Road has also seen the development of a Private Hospital and numerous smaller residential developments.

Architectural style

Straight crisp lines and planes in cool grays contrasted with rich natural earthy tones fuse to create a contemporary architectural style. With visual presence from the passing roads, these buildings will portray a cutting edge corporate identity. Deep recesses, overhangs and balconies on all facades create shadow lines protecting the extensive use of glass on the facades. This also creates a sensual interface for the office space with the park like environment.

The buildings aim to conform to the new Green Star Certified Rating Category of 'Best Practice' introduced by the Green Buildings Council of South Africa. Green elements that will be introduced into the buildings to varying degrees are to include;

- Environmental and waste management during construction
- Natural ventilation options
- Maximizing daylight and external views
- Energy efficient lighting, air-conditioning and heating systems
- Elimination of hazardous building materials

RENTAL OPTIONS

**WILLOW WOOD
OFFICE PARK
PHASE I**

ALL PRICES EXCLUDE VAT

BUILDING C

UNIT	AREA m ²	RATE /m ²	BALC m ²	RATE /m ²	BSMT BAYS	RATE /BAY	SHAD E BAYS	RATE /BAY	OPEN BAYS	RATE /BAY	TOTAL	STATUS
1	182		24		4		3		2			LET
2	281		26		5		5		4			LET
3	149		20		3		3		2			LET
4	301		23		4		5		3			LET
5	181		24		4		3		2			SOLD
6	281		26		5		5		4			SOLD
7	149		20		3		3		2			SOLD
8	301		23		4		5		3			SOLD
Store 1	13											LET
Store 2	14											LET
Store 3	12											LET
Store 4	17											SOLD
Store 5	17											LET

BUILDING B

UNIT	AREA m ²	R/m ²	BALC	R/m ²	Bsmt BAYS	Rate /Bay	Cvrd	Rate /Bay	Open Bays	Rate /Bay	TOTAL
1	255		130 56		20 5	550	5	450	5	350.00	
2	159		130 21		20 3	550	4	450	3	350.00	
3	103		130 15		20 2	550	3	450	3	350.00	
4	308		130 39		20 7	550	7	450	4	350.00	

Tenant installation allowance of R 1250 / m² of office space (incl AC))

Operating costs approx R 16,70 per m² excluding Rates

Storerooms

UNIT	AREA m ²	R/m ²	TOTAL	STATUS
Store 1	12	40	480	Available
Store 2	13	40	520	Available
Store 3	6	40	240	Available
Store 4	6	40	240	Available
Store 5	9	40	360	Available
Store 6	9	40	360	Available
Store 7	18	40	720	Available

BUILDING D

Individual Offices

UNIT	AREA	R/m2	BALC	R/m2	BSMT	RATE	SHADE	RATE	OPEN	RATE	TOTAL
	m2				BAYS	/BAY		BAY	BAYS	/BAY	
1	227	R 135.00	28	R 25.00	5	R 570.00	4	R 460.00	3	R 360.00	R 37 115.00
2	110	R 135.00	15	R 25.00	2	R 570.00	2	R 460.00	1	R 360.00	R 17 645.00
3	110	R 135.00	15	R 25.00	2	R 570.00	2	R 460.00	1	R 360.00	R 17 645.00
4	299	R 135.00	44	R 25.00	6	R 570.00	5	R 460.00	4	R 360.00	R 48 625.00
5	227	R 135.00	28	R 25.00	5	R 570.00	4	R 460.00	3	R 360.00	R 37 115.00
6	110	R 135.00	15	R 25.00	2	R 570.00	2	R 460.00	1	R 360.00	R 17 645.00
7	110	R 135.00	15	R 25.00	2	R 570.00	2	R 460.00	1	R 360.00	R 17 645.00
8	299	R 135.00	44	R 25.00	7	R 570.00	5	R 460.00	4	R 360.00	R 49 195.00

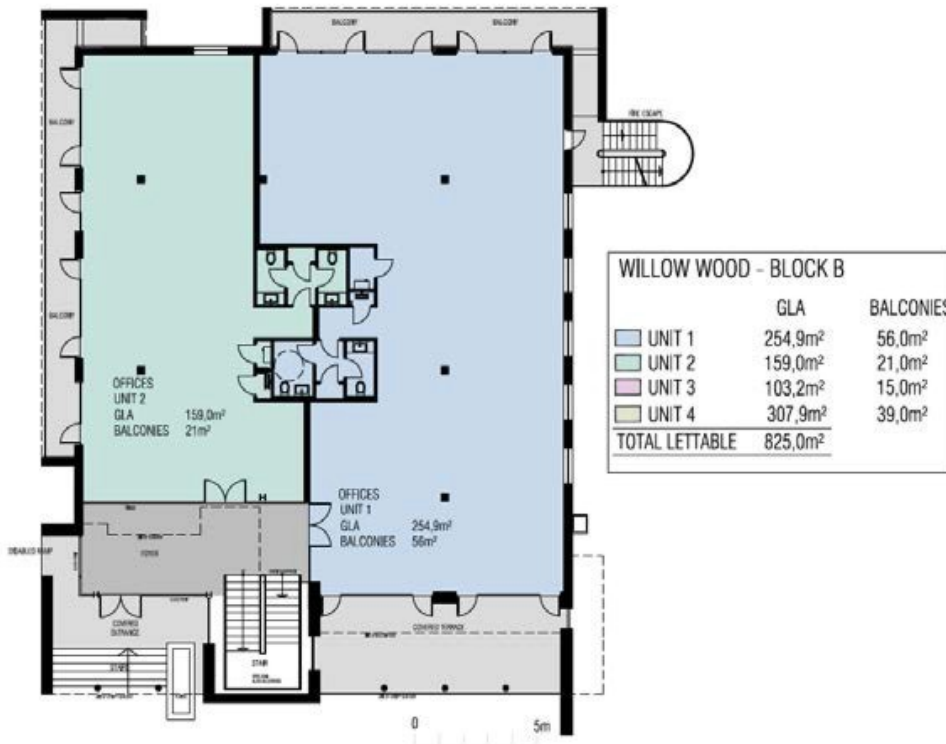
Tenant installation allowance of R 1350 / m² of office space (incl AC))

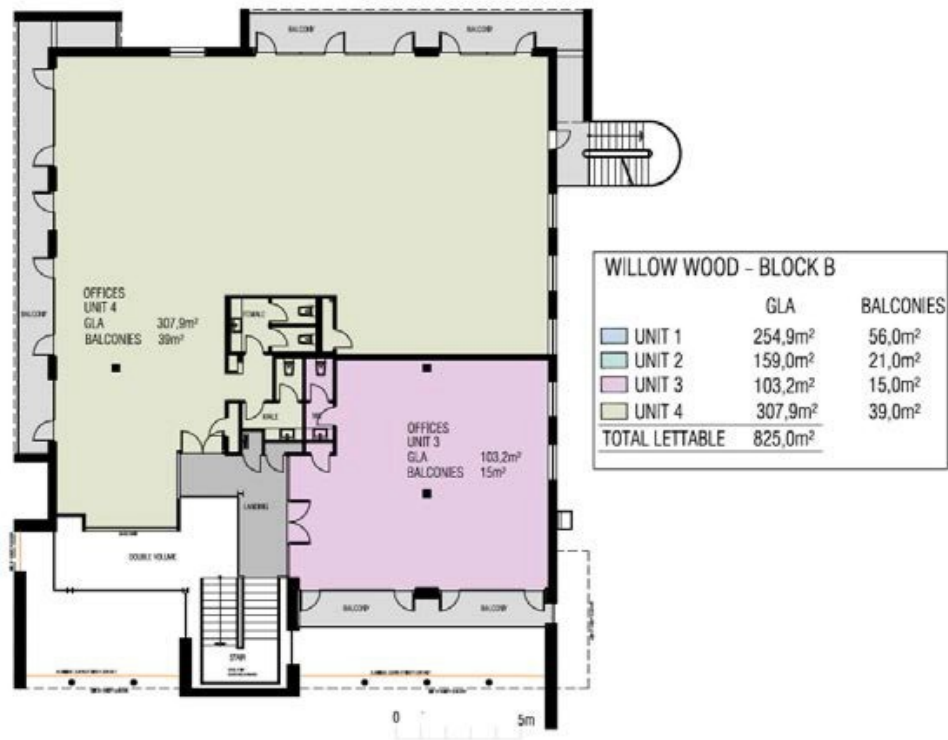
Tenant to pay levies and Rates
and Taxes

Storerooms

UNIT	AREA	R/m2	TOTAL
	m2		
Store 1	9.1	45	R 409.50
Store 2	9.1	45	R 409.50
Store 3	9.1	45	R 409.50
Store 4	11.5	45	R 517.50
Store 5	8.1	45	R 364.50
Store 6	15	45	R 675.00
Store 7	15	45	R 675.00
Store 8	7	45	R 315.00

FLOOR PLANS





BUILDING PICTURES





LOCATION and SITE PLANS

