



Coldstream Office Park

RENTAL One Office Suite Available.

PURCHASE Space Currently Unavailable.

Coldstream Office Park is located adjacent to Hendrik Potgieter Road, at the intersection with Van Staden Road. The site falls adjacent to the future intersection with the PWV5 and Hendrik Potgieter Road, which will imbue the site with exceptional access once this road is completed.

The Coldstream Office Development property is zoned Business 1, allowing offices and other uses, with a floor space ratio of 0.6, a two-storey height restriction and parking requirements of 4 bays per 100 m²

Three linked buildings were developed on the Property, taking advantage of the unparalleled views across the Magaliesberg. The buildings will enclose a courtyard with 3 separate entrances and staircases, each entrance in itself being a glass architectural statement. Three buildings combined will measure some 3,700 m² of office space.

The parking has been allocated on the basis of 5 bays per 100 m² of office space, with 63 bays provided in the basement, and 114 bays either in the open, or under shadecloth.

The buildings have a modern character, with brickwork, sandstone, steel and glass exteriors. Windows will be large to take advantage of the views as well as to create an open, bright atmosphere, under a high, dark-tiled roof.

Each office entrance will have its own front door off the main lobby of the office block, conveniently situated with regard to visitors and parking access points.

Office suites range in size from 136 m² to 300 m², and each has its own exclusive toilet and kitchen facilities.

DEVELOPMENT TEAM

Architects: Laurence Brown & Associates

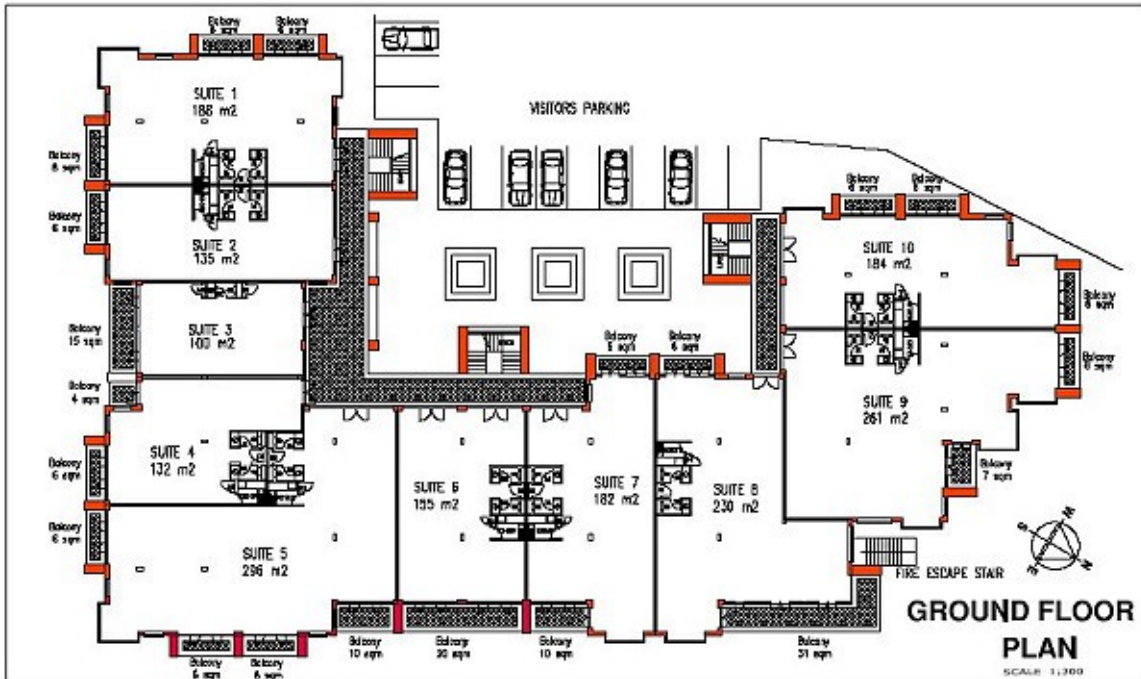
Project Manager: Brydens

Quantity Surveyor: Russell Irons & Associates

Electrical Engineer: VBI Projects

Civil Engineers: MacKenzie Cairns & Brown

Landscape Architect: To be advised



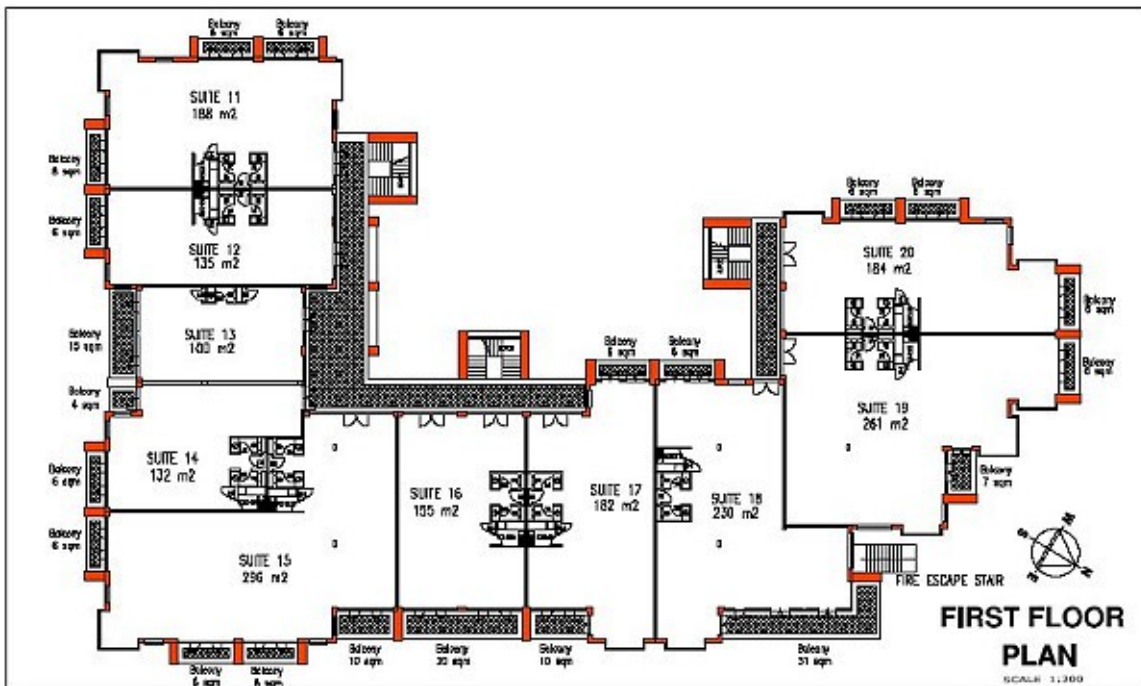
GROUND FLOOR PLAN
SCALE: 1:300

BROMAG ARCHITECTS (PTY) LTD
 P.O. BOX 2000
 1015 SANDHURST DRIVE
 SANDHURST 7600
 URBANARCHITECTS@HOTMAIL.COM

COLD STREAM OFFICE PARK
 ERF 1017 LITTLE FALLS EXT 13

JOINT DEVELOPMENT BY
BRYPROP
 AND
MONTAGU

06 NOVEMBER 2006



FIRST FLOOR PLAN
 SCALE: 1:300

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BUILDING PICTURES

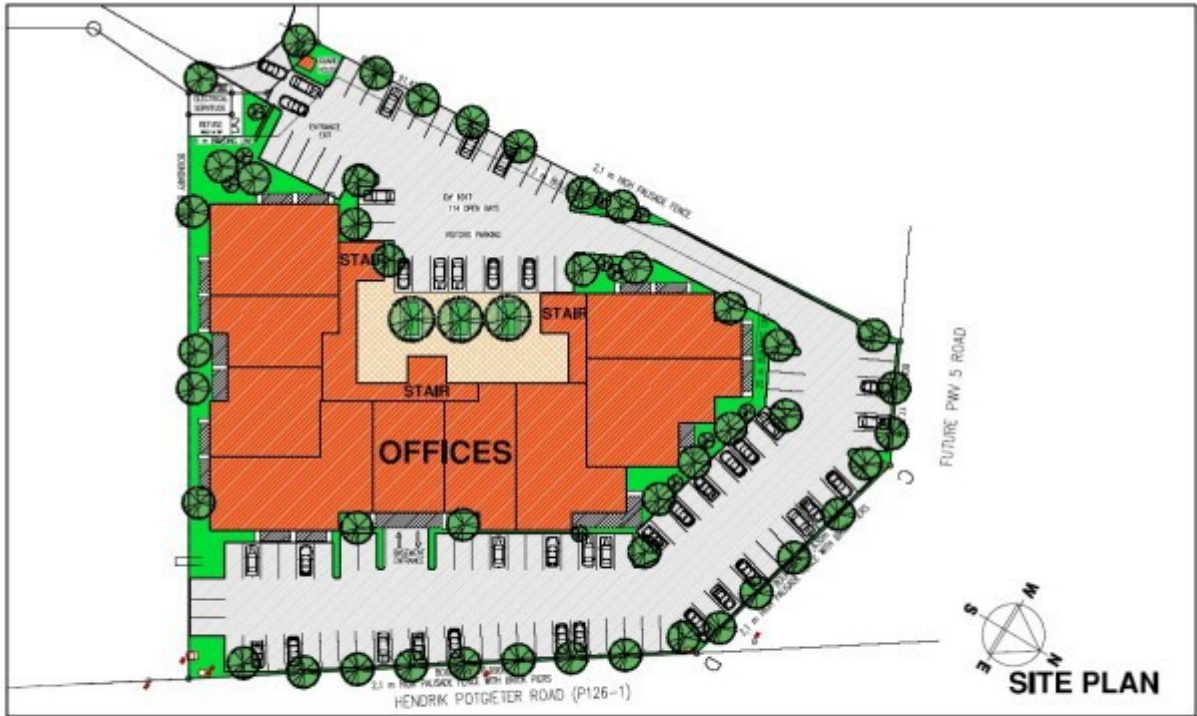






LOCATION and SITE PLANS






 LAURENCE BROWN AND ASSOCIATES (PTY) LTD
 ARCHITECTS AND DESIGN CONSULTANTS

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