



PARADE ON KLOOF

Parade on Kloof Office Park is situated within the upmarket Bedfordview node and has excellent access to the highway system via the Van Buuren off-ramp as well as access to Eastgate and Bedford Centre Retail Complex, both of which are within 2 minutes driving time.

The property has been developed as a single building with two separate entrances. The two storey building is modern in character with a single roof pitch split into two sections to individualise the two entrances. The single pitch creates the opportunity for certain of the mezzanine floors to create mezzanine floors with associated roof gardens.

Unit 10, 1st floor

Unit	Area	R/m2	Balcony	R/m ²	B/me nt	R/bay	Tandem	R/bay	Shade	R/bay	Open	R/bay	Total
Unit 10	173.25	120	10	20	2	650	2	600	2	550	1	450	25040.00
Op costs	173.25	30.29											5247.74
Rates	173.25	24.23											4198.33
													34486.07

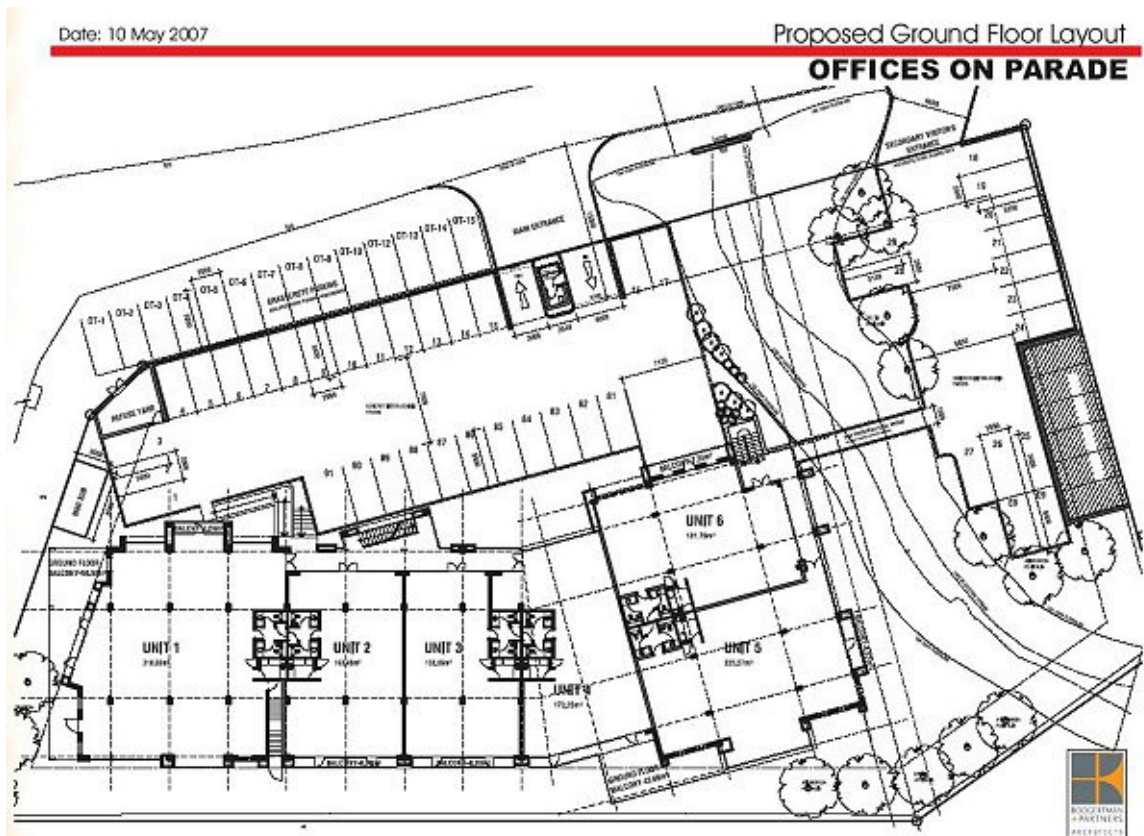
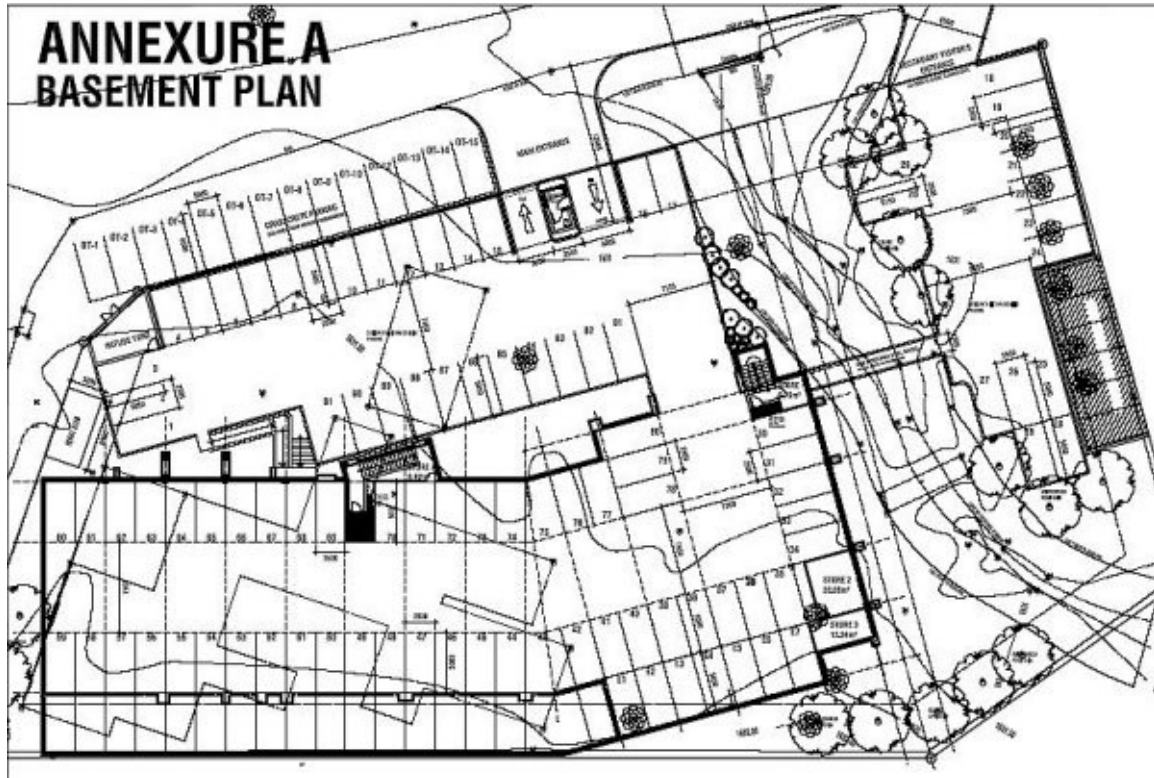
Gross rental per m² is R174.52

Available from 1 July 2018

Prices exclude vat, water, electricity, sewer diesel, diesel delivery, CSOS levy and refuse.

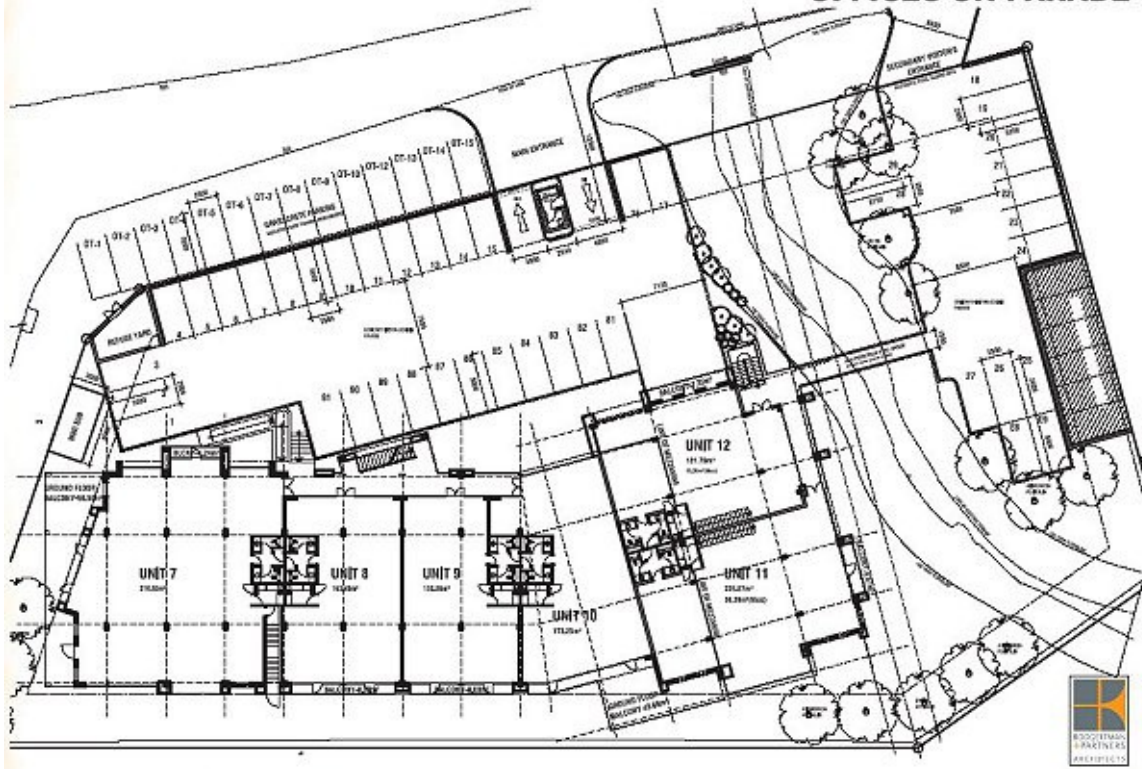
Please note that the rates will increase in July 2018 and this increase will be for the tenants account.

FLOOR PLANS



Date: 10 May 2007

Proposed First Floor Layout
OFFICES ON PARADE



BUILDING PICTURES





LOCATION and SITE PLANS

