



Coldstream Office Park

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

PURCHASE OPTIONS

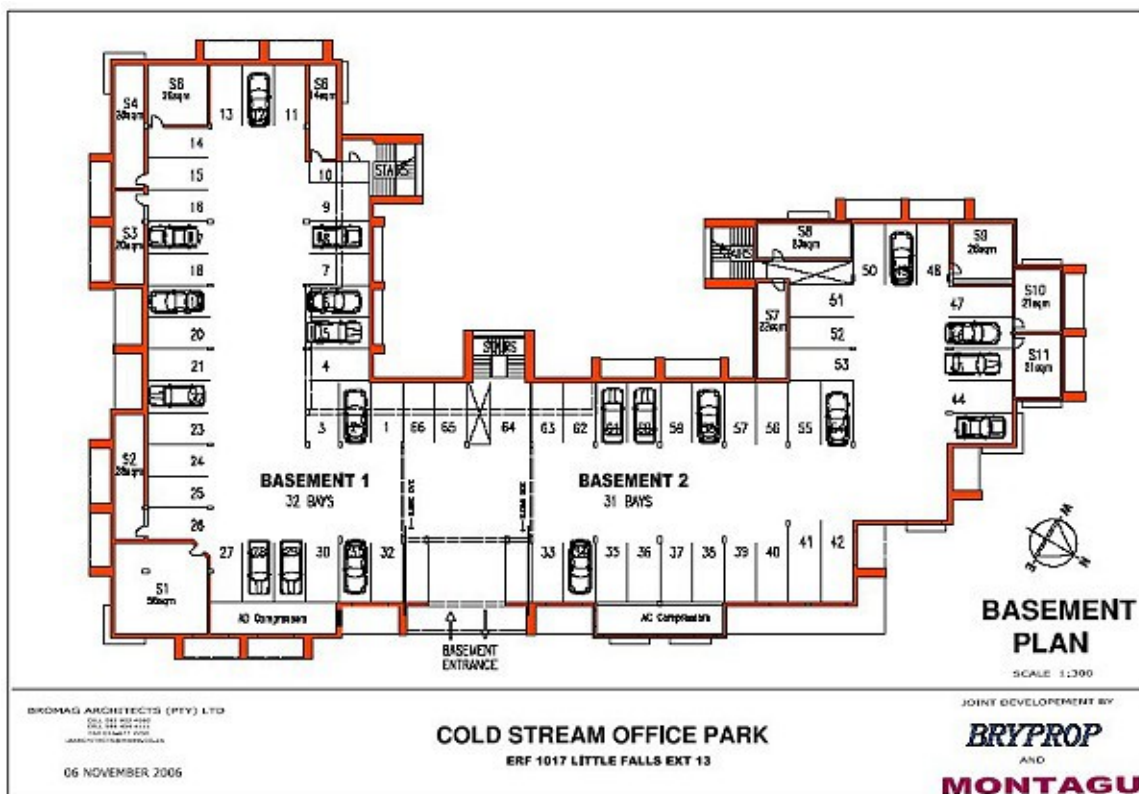
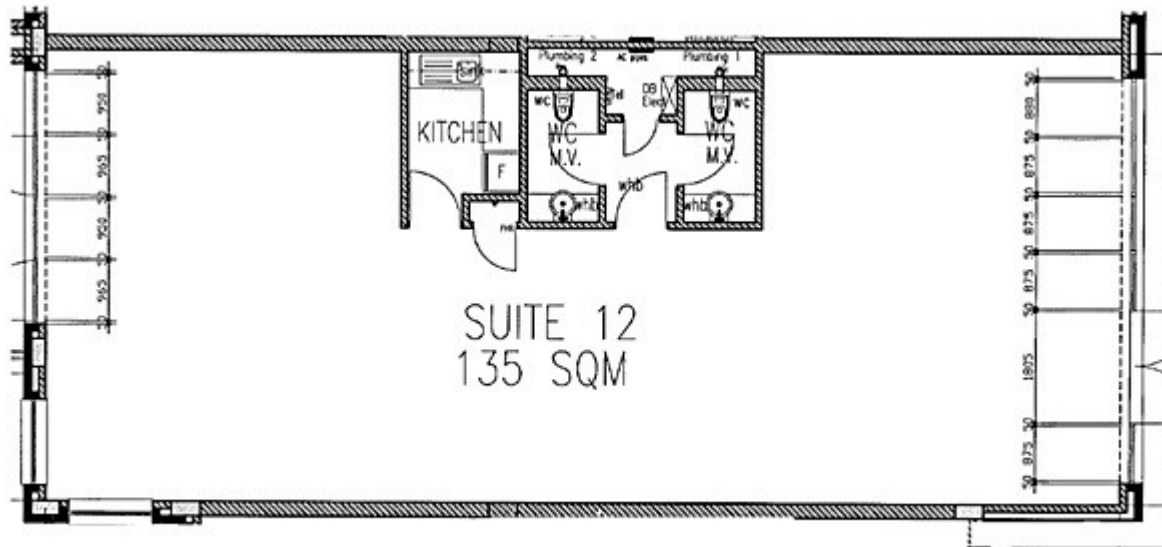
COLDSTREAM OFFICE PARK					
UNIT	AREA m ²	BALCONY	BSMNT	DBL	SHADE
			BAYS	BAYS	BAYS
1	188	18	3	0	4
2	136	6	2	0	3
3	100	15	2	0	2
4	132	10	2	0	3
5	296	28	5	1	6
6	155	20	3	0	3
7	182	16	3	0	4
8	230	37	4	0	5
9	261	13	5	0	5
10	184	18	3	0	4
11	188	18	3	0	4
12	135	6	3	0	1
13	100	15	2	0	2
14	132	10	2	0	3
15	296	28	5	1	6
16	155	20	3	0	3
17	182	16	3	0	4
18	230	37	4	0	5
19	261	13	4	1	5
20	184	18	3	0	4
Store 1	55				
Store 2	25				
Store 3	19				
Store 4	25				
Store 5	12				
Store 6	8				
Store 7	18				
Store 8	23				
Store 9	23				
Store 10	19				
Store 11	19				
Store 12	14				

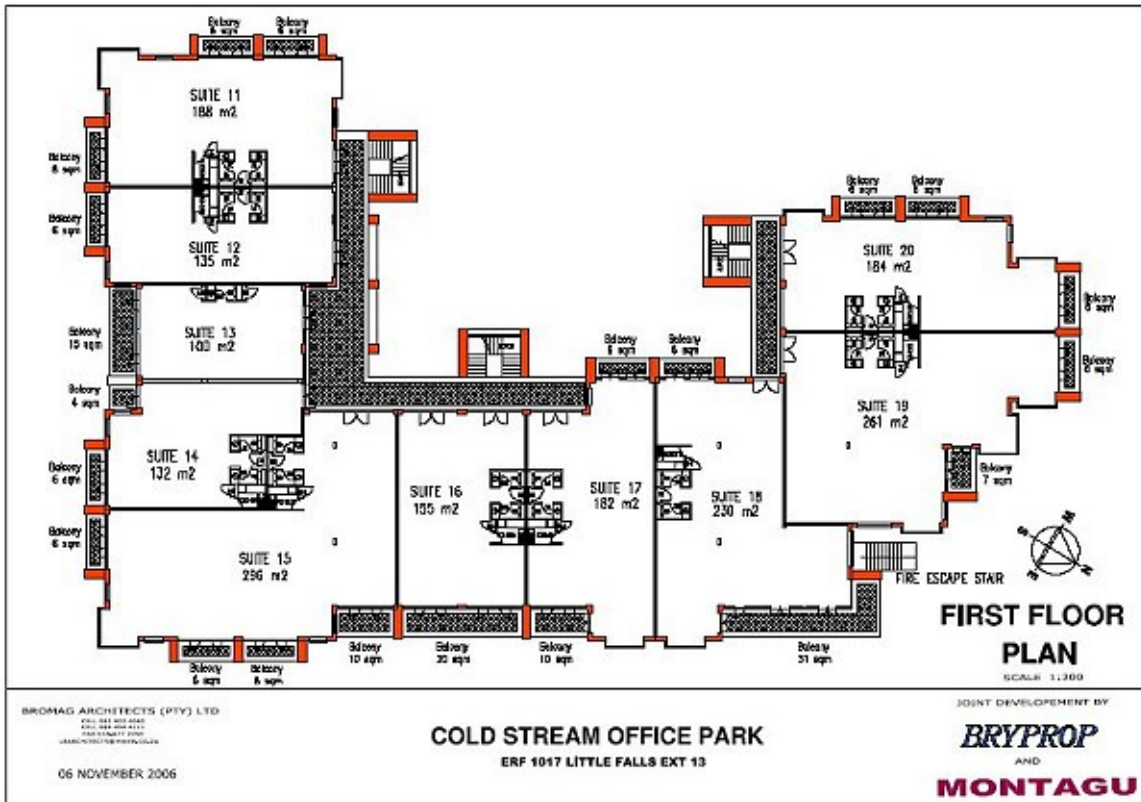
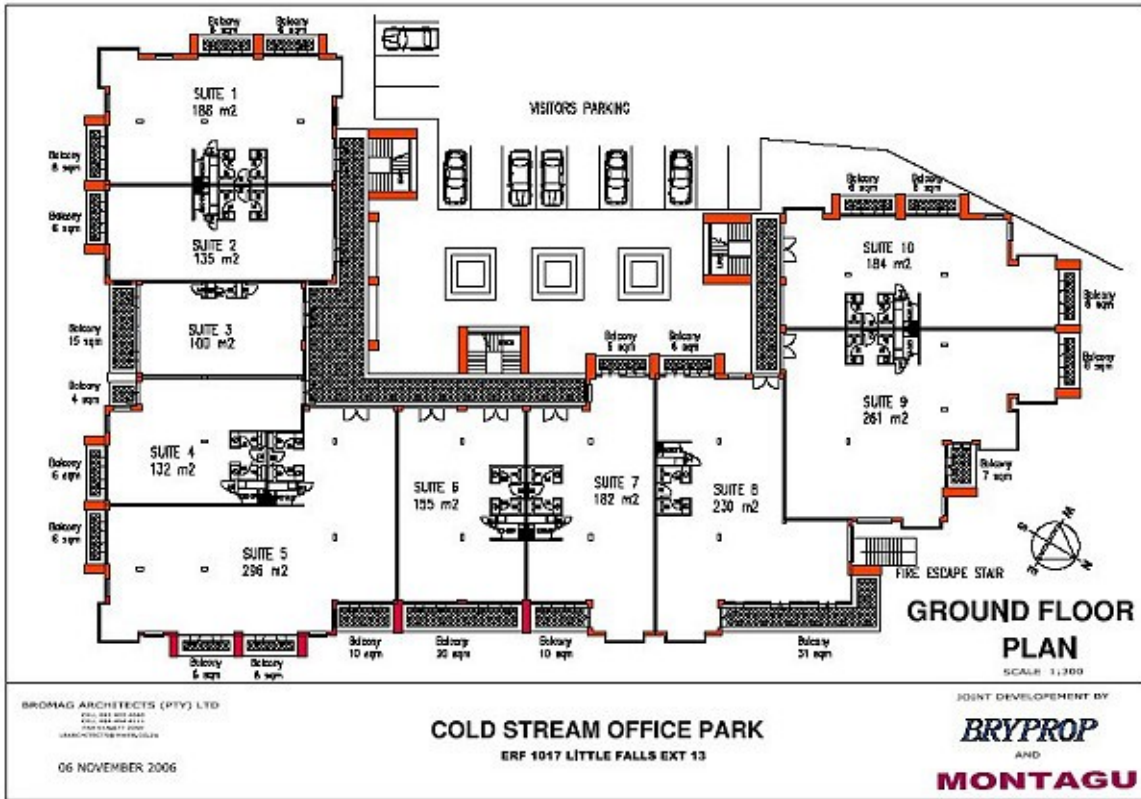
RENTAL OPTIONS

COLDSTREAM OFFICE PARK

UNIT	AREA m ²	BALCONY	BSMNT BAYS	SHADE BAYS	OPEN BAYS
1	188	18	3	4	2
2	136	6	2	3	1
3	100	15	2	2	1
4	132	10	2	3	1
5	296	28	5	6	3
6	155	20	3	3	1
7	182	16	3	4	2
8	230	37	4	5	2
9	261	13	4	4	4
10	184	18	3	3	3
11	188	18	3	4	1
12	135	6	3	1	2
13	100	15	2	2	1
14	132	10	2	3	3
15	296	28	5	6	1
16	155	20	3	3	1
17	182	16	3	4	2
18	230	37	4	5	2
19	260.9	13	4	0	2
20	184	18	3	4	2
Store 1	55				
Store 2	25				
Store 3	19				
Store 4	25				
Store 5	12				
Store 6	8				
Store 7	18				
Store 8	23				
Store 9	23				
Store 10	19				
Store 11	19				
Store 12	14				

FLOOR PLANS





BUILDING PICTURES





LOCATION and SITE PLANS

