



## **Coldstream Office Park**

**RENTAL** Two Office Suites 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 m<sup>2</sup>

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 m<sup>2</sup> of office space.

The parking has been allocated on the basis of 5 bays per 100 m<sup>2</sup> 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 m<sup>2</sup> to 300 m<sup>2</sup>, 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

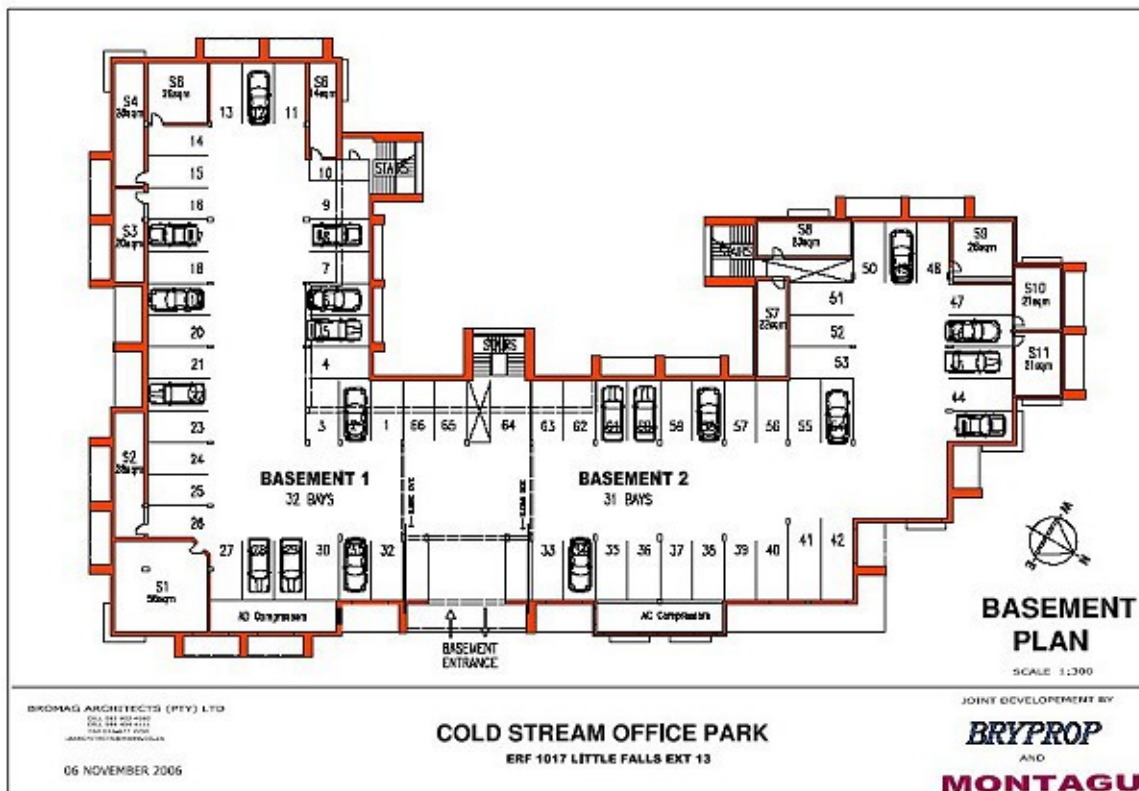
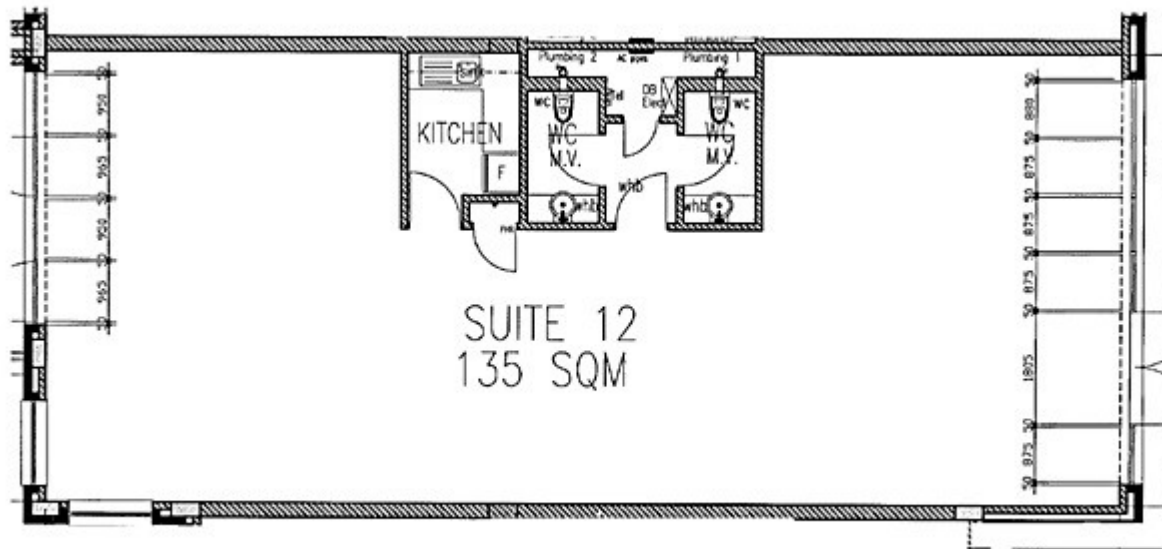
Civil Engineers: MacKenzie Cairns & Brown

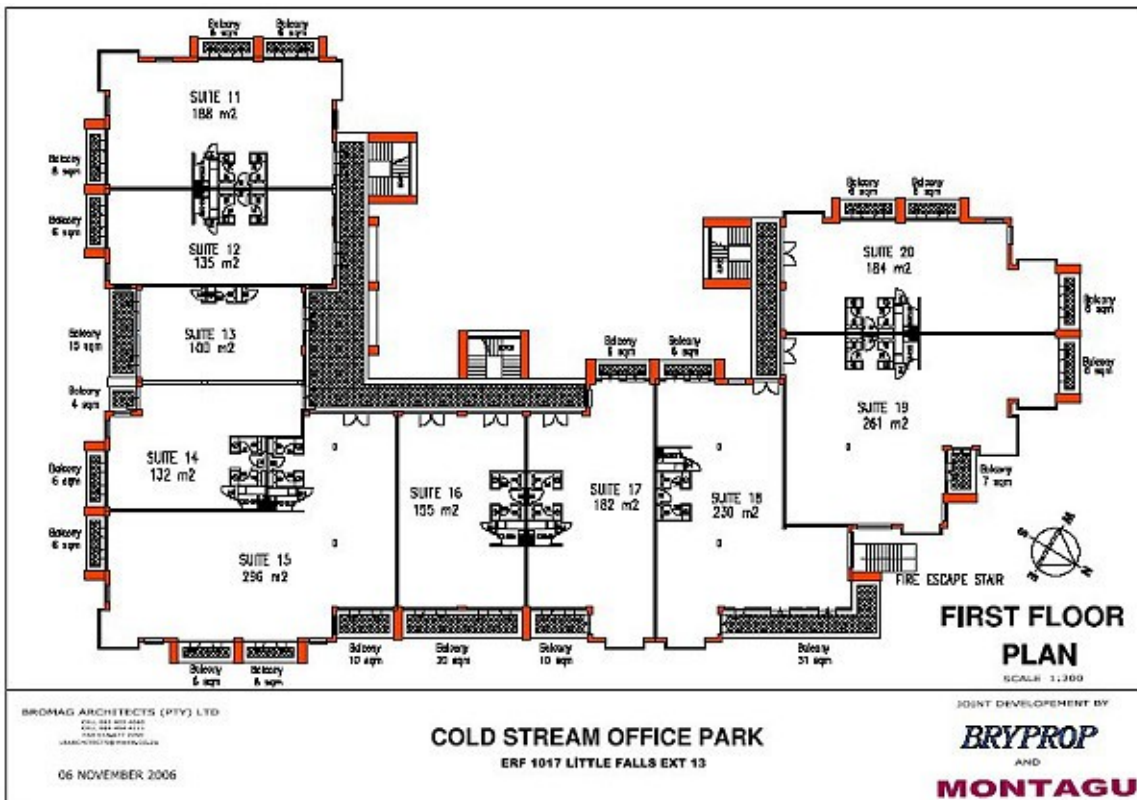
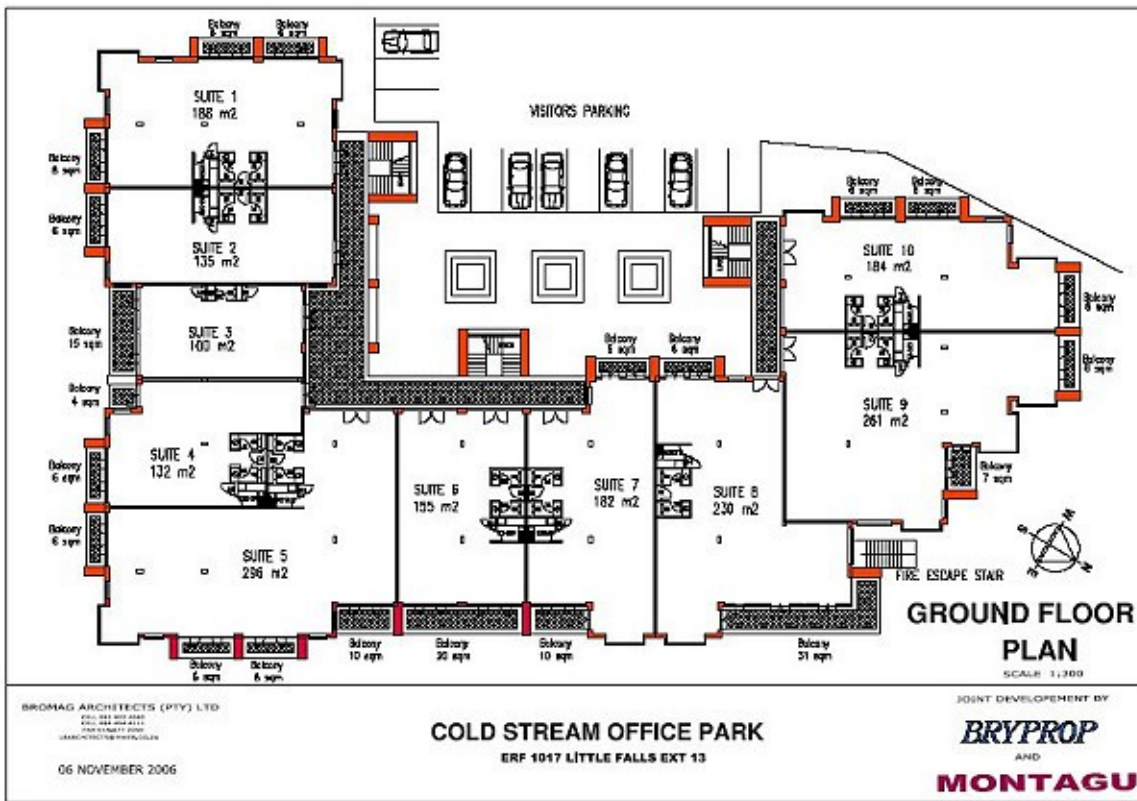
Landscape Architect: To be advised





# FLOOR PLANS





**BUILDING PICTURES**



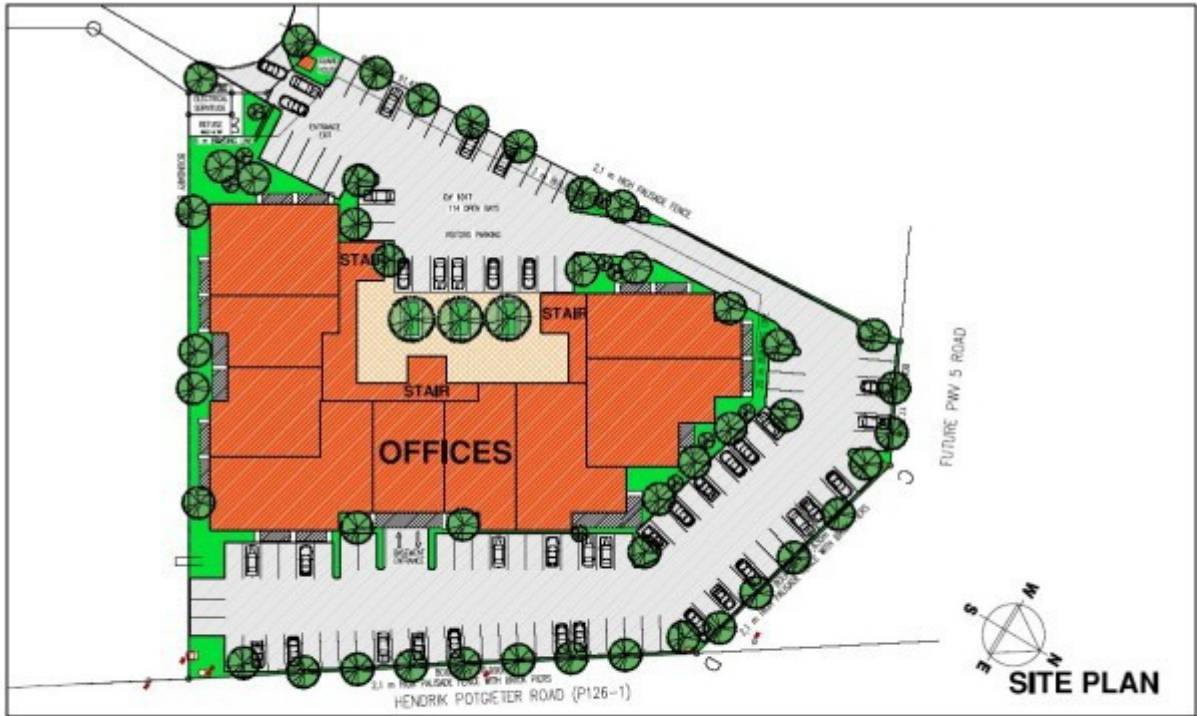




**LOCATION and SITE PLANS**







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

**COLD STREAM OFFICE PARK**  
 ERF 1017 LITTLE FALLS EXT 13

JOINT DEVELOPMENT BY  
**BRYPROP**  
 AND  
**MONTAGU**