

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^2

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 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

COLDST												ALL PR	ICE EXCL	UDE VAT
UNIT	AREA	R/	DAL 0	R/ m ²	BSMNT	RATE	DBL	RATE	SHADE	RATE	OPEN	RATE	0747110	
		m^2	BALC		BAYS	/BAY	BAYS	/BAY	BAYS	/BAY	BAYS	/BAY	TOTAL	STATUS
1	188		18		3		0		4		2			SOLD
2	136		6		2		0		3		1			SOLD
3	100		15		2		0		2		1			SOLD
4	132		10		2		0		3		1			SOLD
5	296		28		5		1		6		3			SOLD
6	155		20		3		0		3		1			SOLD
7	182		16		3		0		4		2			SOLD
8	230		37		4		0		5		2			SOLD
9	261		13		5		0		5		2			SOLD
10	184		18		3		0		4		2			SOLD
11	188		18		3		0		4		1			SOLD
12	135		6		3		0		1		2			SOLD
13	100		15		2		0		2		1			SOLD
14	132		10		2		0		3		3			SOLD
15	296		28		5		1		6		1			SOLD
16	155		20		3		0		3		1			SOLD
17	182		16		3		0		4		2			SOLD
18	230		37		4		0		5		2			SOLD
19	261		13		4		1		5		2			SOLD
20	184		18		3		0		4		2			SOLD
											2 Visito	r		
Store 1	55													SOLD
Store 2	25													SOLD
Store 3	19													SOLD
Store 4	25													SOLD
Store 5	12													SOLD
Store 6	8													SOLD
Store 7	18													SOLD
Store 8	23													SOLD
Store 9	23													SOLD
Store 10	19													SOLD
Store 11	19													SOLD
Store 12	14													SOLD

RENTAL OPTIONS

COLDSTREAM OFFICE PARK

ALL PRICES EXCLUDE VAT

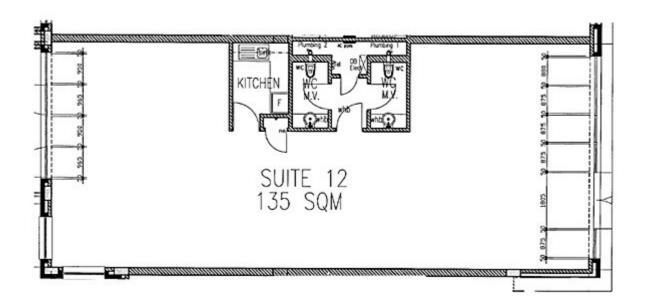
UNIT	AREA m ²	R/m 2	BALC	R/ B m ² B	SMNT AYS	RATE /BAY	SHADE BAYS	RATE /BAY	OPEN BAYS	RATE /BAY	тот	TAL STATUS
1	188		18		3		4		2			LET
2	136		6		2		3		1			LET
3	100		15		2		2		1			LET
4	132		10		2		3		1			LET
5	296		28		5		6		3			LET
6	155		20		3		3		1			LET
7	182		16		3		4		2			LET
8	230		37		4		5		2			LET
9	261		13		4		4		4			LET
10	184		18		3		3		3			LET
11	188		18		3		4		1			LET
12	135	110	6	18	3	550	1	450	2	350	R 177	⁷ 58.00
Opera	ting cost	s R22.	74 per	m/sq							R 30	069.90
Rates	R23.35 _I	per m/s	sq								R 31	152.25
Gross	rental R	156.09)/m2								R 23 9	980.15AVAILABLE
Unit 1 7	7 176	64	16	15	3	650	4	550	2	450	R 165	554.00
Operating costs R22.74 per m/sq R 4 002.24)02.24	
Rates	R22.74	per m/s	sq								R 40	002.24
Gross	rental R	109.48	3/m2								R 245	558.48AVAILABLE

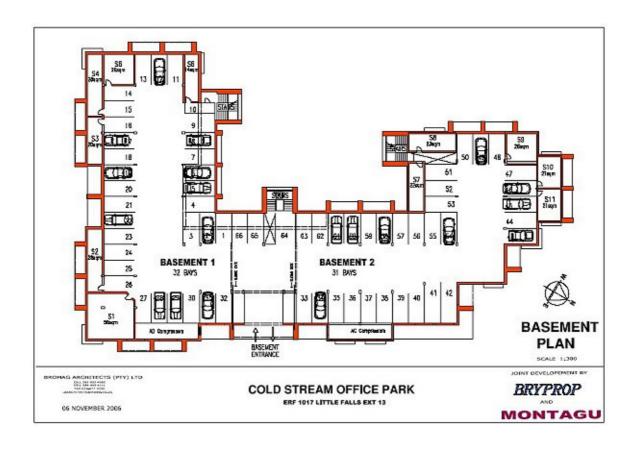
Please note increases in Operating Costs and Rates are for the tenants account These prices exclude VAT, electricity, water, sewer, refuse and generator diesel Please note that Rates are charged at actual and will increase in July 2016

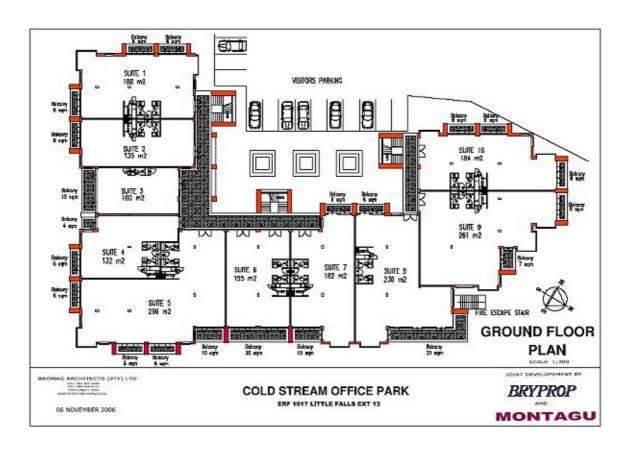
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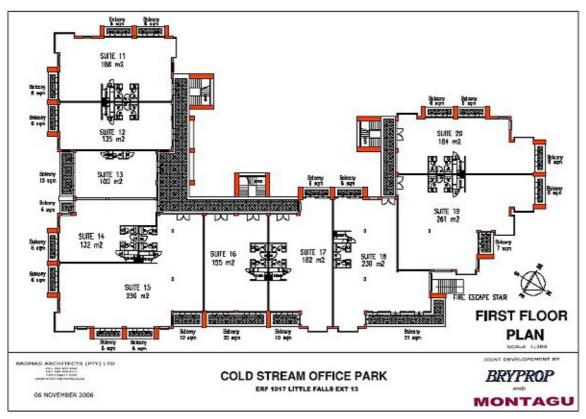
13	100	15	2	2	1	LET
14	132	10	2	3	3	LET
15	296	28	5	6	1	LET
16	155	20	3	3	1	LET
17	182	16	3	4	2	LET
18	230	37	4	5	2	LET
19	260.9	13	4	0	2	LET
20	184	18	3	4	2	
					2	Visitor
Store 1	55					LET
Store 2	25					LET
Store 3	19					LET
Store 4	25					LET
Store 5	12					LET
Store 6	8					LET
Store 7	18					LET
Store 8	23					LET
Store 9	23					LET
Store						
10	19					LET
Store	19					LET
11 Store						
12	14					LET

FLOOR PLANS









BUILDING PICTURES









LOCATION and SITE PLANS

