

GROWTH-POINT
PROPERTIES



Constantia Park Roodepoort



Constantia Park: a well-rounded office park in the West Rand



This green and vibrant office park is set in beautifully landscaped gardens with flowing ponds and water elements. It is home to an abundance of amenities on site include a Virgin Active gym, restaurants, Anew Hotel, Shell garage, EXP Medical Centre, Dis-Chem and other retail elements. There is excellent exposure and easy access onto the N1 highway (North and South) via 14th Avenue. The park also benefits from great public transport accessibility and is centrally located for staff coming from all surrounding areas.



HIGHWAY



PONDS &
WATER
FEATURES



GARAGE
ON-SITE



PUBLIC
TRANSPORT



FIBRE



GYM



BACK-UP
WATER



HOTEL
ON-SITE



UPMARKET
DINING



MEDICAL
CENTRE &
PHARMACY



GENERATOR
BACK-UP

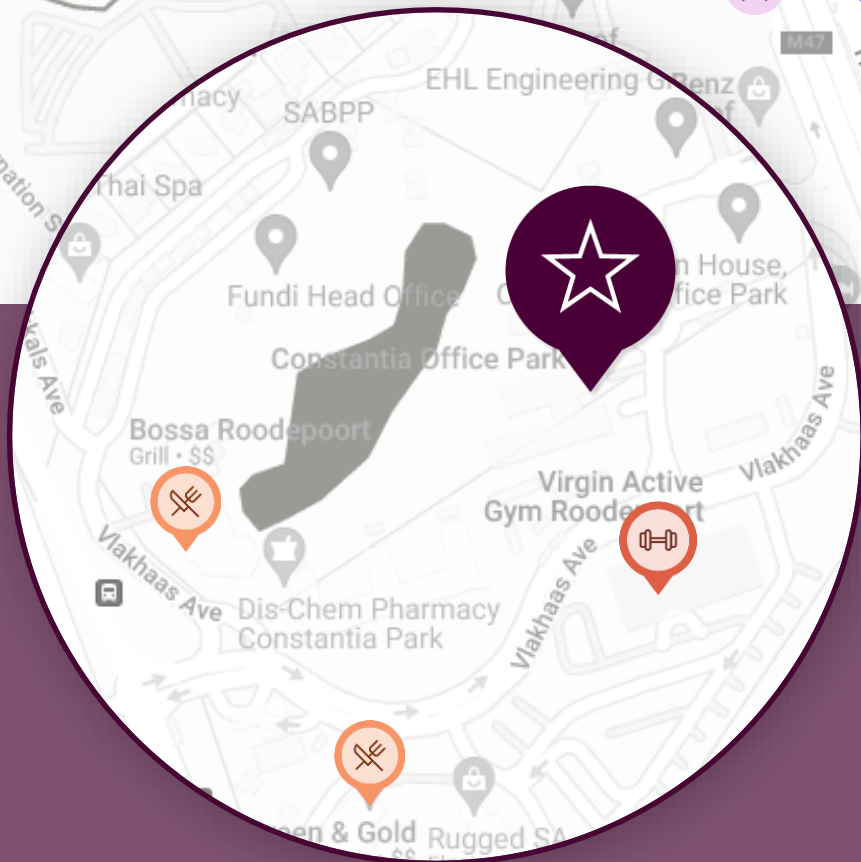
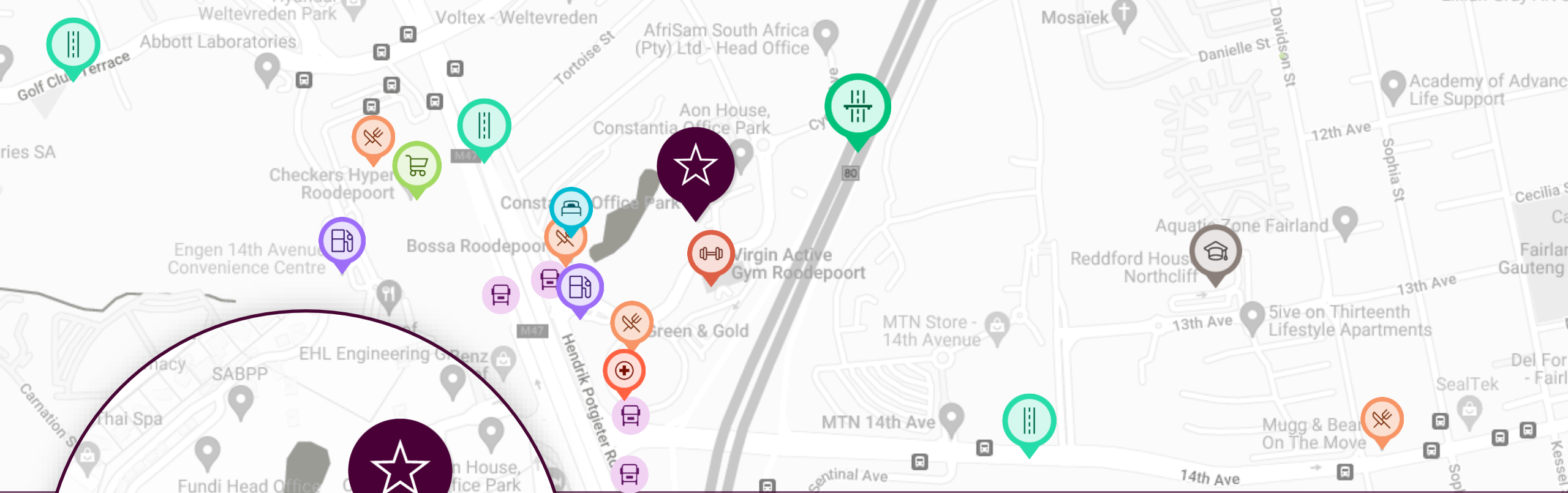


SHOPPING





SMARTMOVE BUILDING





Location

-  Bossa and Green & Gold Restaurants
-  Virgin Active
-  EXP Medical Centre, Dis-Chem & Flora Clinic

This office park is ideally located to maximise access to all amenities in the Constantia Kloof area. It benefits from great exposure to main arterial roads and the N1 highway.

-  Shell Garage on-site
-  Reddford House Northcliff School
-  N1 on/off ramp - less than 150m
-  Anew Hotel on-site





EXTERIOR



Vacancies

Gateview House A1- First Floor

Size of space	330.30m ²
Gross Rental	R105.00/m ²
Net Rental	R58.07/m ²
Assessment Rates	R18.42/m ²
Operating Costs	R28.51/m ²
TIA	3 year R990.00/m ²
	5 year R 1,650.00/m ²

Notes: Space is white boxed with great natural light.

Cascade House First Floor

Size of space	253.81m ²
Gross Rental	R112.00/m ²
Net Rental	R65.07/m ²
Assessment Rates	R18.42/m ²
Operating Costs	R28.51/m ²
TIA	3 year R 1,008.00/m ²
	5 year R 1,680.00/m ²

Notes: Space has existing fit out in place and can be reused.

Cascade House Ground Floor

Size of space	722.60m ²
Gross Rental	R110.00/m ²
Net Rental	R63.07/m ²
Assessment Rates	R18.42/m ²
Operating Costs	R28.51/m ²
TIA	3 year R990.00/m ²
	5 year R1,650.00/m ²

Notes: Space has existing fit out in place and can be reused.

Property Charges

Parking

Parking ratio	4/100m ²
Basement	R650/bay/month
Covered	R550/bay/month
Shaded	R550/bay/month
Open	R450/bay/month

Levies

Storage	R60.00/m ²
Balcony	R30.00/m ²
Water back-up	R0.44/m ²
Back-up generator	R5.00/m ²



Vacancies

Fountainview House - Ground Floor

Size of space		673.40m ²
Gross Rental		R115.00/m ²
Net Rental		R68.07/m ²
Assessment Rates		R18.42/m ²
Operating Costs		R28.51/m ²
TIA	3 year	R1,035.00/m ²
	5 year	R1,725.00/m ²

Notes: Space is half fitted and half white boxed.

Gateview House - A3- First Floor

Size of space		555.50m ²
Gross Rental		R105.00/m ²
Net Rental		R58.07/m ²
Assessment Rates		R18.42/m ²
Operating Costs		R28.51/m ²
TIA	3 year	R990.00/m ²
	5 year	R1,650.00/m ²

Notes: Space is white boxed with great natural light.

Hillview House - Entire Building

Size of space		2,959.90m ²
Gross Rental		R110.00/m ²
Net Rental		R63.07/m ²
Assessment Rates		R18.42/m ²
Operating Costs		R28.51/m ²
TIA	3 year	R990.00/m ²
	5 year	R 1,650.00/m ²

Notes: Space is white boxed with great natural light.

Parkview House - Ground Floor

Size of space		587.90m ²
Gross Rental		R115.00/m ²
Net Rental		R68.07/m ²
Assessment Rates		R18.42/m ²
Operating Costs		R28.51/m ²
TIA	3 year	R1,035.00/m ²
	5 year	R 1,725.00/m ²

Notes: Space has existing fit out in place.

Riverview - First Floor

Size of space		683.71m ²
Gross Rental		R115.00/m ²
Net Rental		R68.07/m ²
Assessment Rates		R18.42/m ²
Operating Costs		R28.51/m ²
TIA	3 year	R1,035.00/m ²
	5 year	R1,725.00/m ²

Notes: Space has existing fit out in place and furniture.

Riverview House - First Floor

Size of space		511.08m ²
Gross Rental		R115.00/m ²
Net Rental		R68.07/m ²
Assessment Rates		R18.42/m ²
Operating Costs		R28.51/m ²
TIA	3 year	R1,035.00/m ²
	5 year	R1,725.00/m ²

Notes: Space has existing fit out in place and furniture.



GROWTHPOINT PROPERTIES

Growthpoint Properties, the largest South African primary REIT listed on the JSE, is an international property company with assets in South Africa, Eastern Europe, Australia and the UK. Committed to creating space to thrive, we own and manage a diversified portfolio of over 470 property assets, locally and internationally.



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Primary listed
REIT

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buildings

174,1 BN
Group property
assets

Best corporate
governance
practice



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Cape Town

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dividend
growth
to date



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Contributor



+ 8 million sqm
of space



**Quality
portfolio** diversified
across sectors
and geographies



space to thrive

GROWTHPOINT
PROPERTIES



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