

GROWTHPOINT  
PROPERTIES



# Sunnyside Office Park Parktown

SENTINEL HOUSE



# Sunnyside Office Park: in the bustling suburb of Parktown



This multi storey office park is in a prime location next to the historic Sunnyside Park Hotel, boasting easy access to the M1 highway and many of Johannesburg's major arterials (including the inner city). On-site coffee shop and landscaped gardens add to the attraction of this prominent address with 24-hour security.



ACCESIBLE

M1

CLOSE TO M1



ARTERIAL ROAD



ENERGY  
EFFICIENT



LANDSCAPING



GENERATOR/  
BACK-UP POWER



PUBLIC  
TRANSPORT



GREEN STAR  
RATING



HIGHWAY ACCESS







# INTERIOR







**EXTERIOR**





# Floorplan

Sunnyside Office Park

32 Princess of Wales Terrace, Parktown

Building A	3,365.13m <sup>2</sup>
Building B	4,105.97m <sup>2</sup>
Building C	6,672.76m <sup>2</sup>
Building D	7,542.17m <sup>2</sup>
Sentinel House	7,438.58m <sup>2</sup>



## Vacancies

### Smallest Space

Size of space	159.74m <sup>2</sup>
Gross Rental	R100.00/m <sup>2</sup>
Net Rental	R50.58/m <sup>2</sup>
Assessment Rates	R23.97/m <sup>2</sup>
Operating Costs	R25.45/m <sup>2</sup>
TIA	3 year R330.00/m <sup>2</sup>
	5 year R600.00/m <sup>2</sup>

### Largest Space

Size of space	3,147.57m <sup>2</sup>
Gross Rental	R100.00/m <sup>2</sup>
Net Rental	R50.58/m <sup>2</sup>
Assessment Rates	R23.97/m <sup>2</sup>
Operating Costs	R25.45/m <sup>2</sup>
TIA	3 year R330.00/m <sup>2</sup>
	5 year R600.00/m <sup>2</sup>

## Property Charges

### Parking

Parking ratio	3.15/100m <sup>2</sup>
Basement	R750/bay/month
Shaded	R650/bay/month

CID	R50.00/month
Balcony	R50.00/month
Water back-up	R1.00/month
Back-up generator	R3.50/month



# 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.



JSE listed since  
**1987**

**FTSE4Good**  
Emerging Index since  
2017

**Largest**  
South African  
Primary listed  
REIT

**500+**  
buildings

**178,8 BN**  
Group property  
assets

**Best** corporate  
governance  
**practice**



FTSE/JSE  
**Top40**  
Company

**50%** Ownership of  
V&A Waterfront  
Cape Town

uninterrupted  
dividend  
**growth**  
to date



FTSE/JSE  
Responsible  
Index since  
**2009**

**Transparent**  
reporting

**Level 1**  
**B-BBEE**  
Contributor



**+ 8 million sqm**  
of space



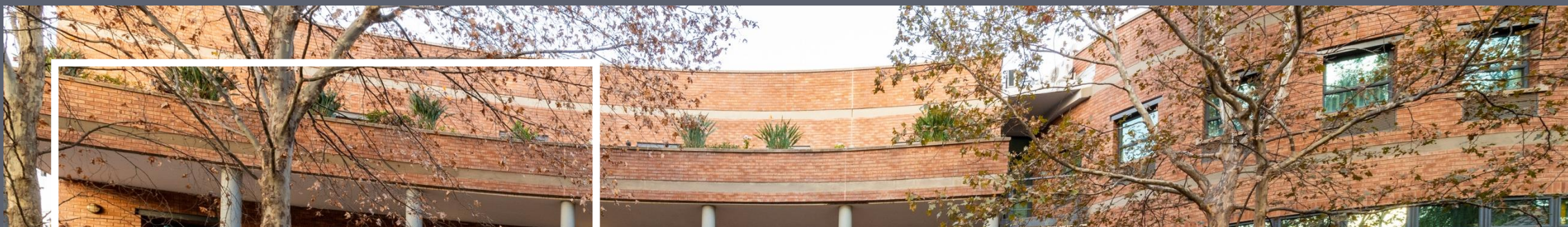
**Quality**  
portfolio  
diversified  
across sectors  
and geographies





space to thrive

**GROWTHPOINT**  
PROPERTIES



Contact leasing consultant

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