

36 Wierda Road Wierda Valley

GROWTHPOINT
PROPERTIES





Excellent Location

A convenient, well situated office park comprising of two buildings within walking distance of Sandton and various public transport options.



ARTERIAL ROAD &
HIGHWAY ACCESS



CLOSE TO SHOPPING
CENTRES



24HR SECURITY



GAUTRAIN CLOSE BY



PARK/GREEN SPACES
CLOSE BY



BIG LOCAL AND INTERNATIONAL
COMPANIES IN THE AREA



CLOSE TO PUBLIC
TRANSPORT

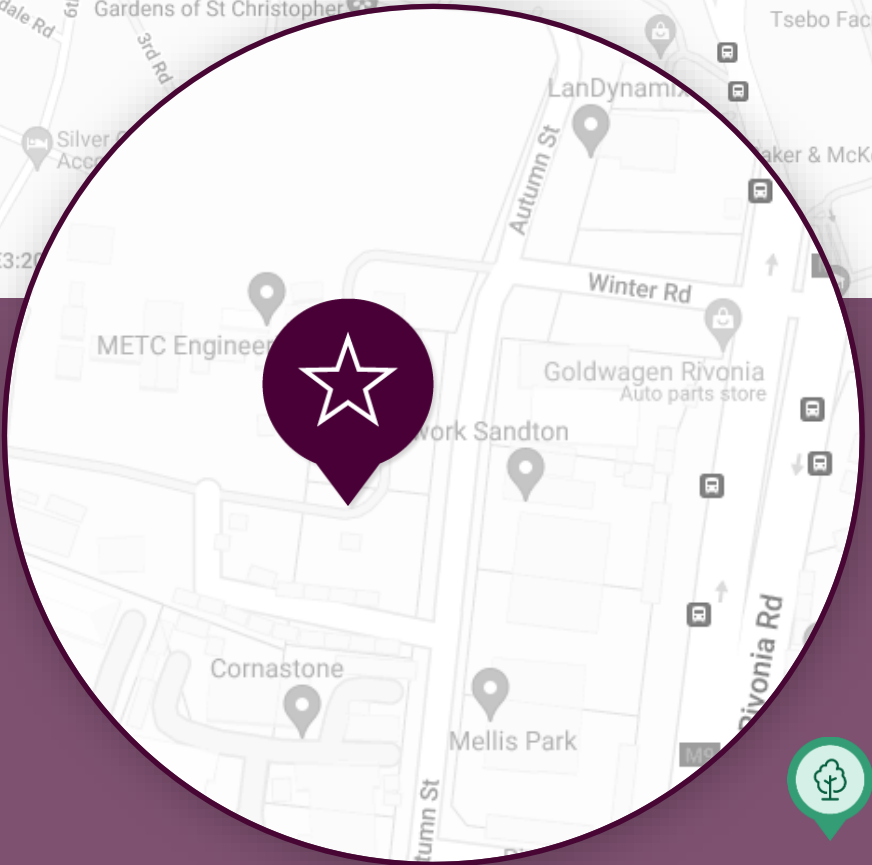
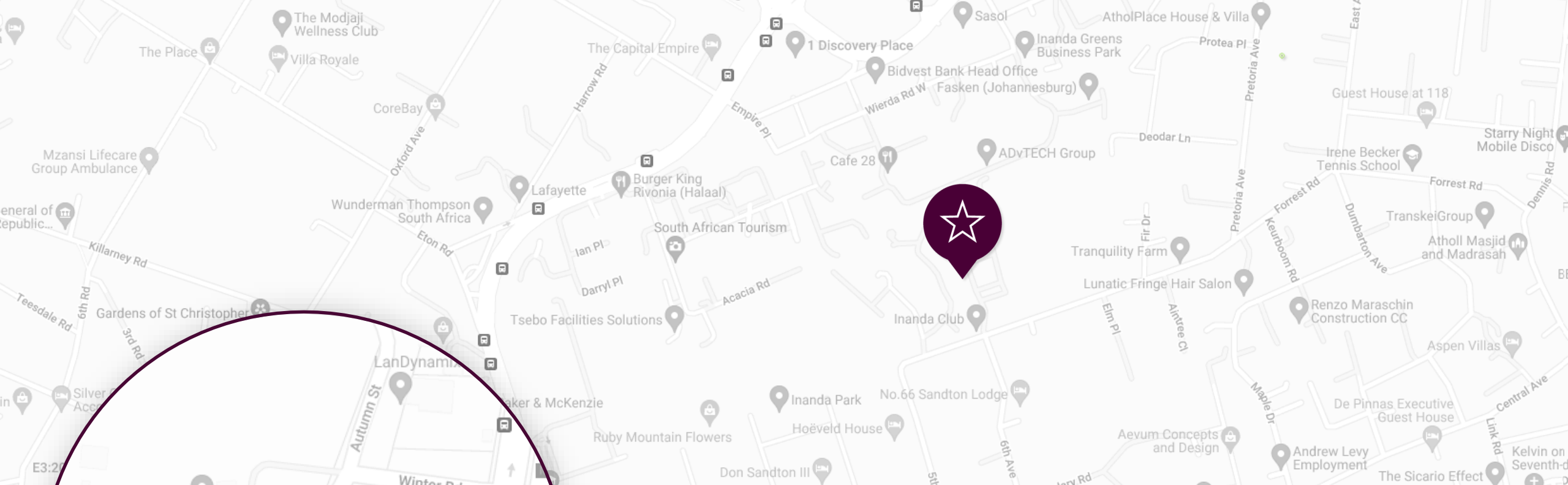


LANDSCAPING



UPMARKET DINING/LOCAL
EATERIES IN THE AREA





Location

36 Wierda Road West,
Wierda Valley



Park / green space / nature
reserve - Inanda Greens



Highway(s)



Gautrain station



Bus stops



Shopping centres - Sandton City,
Mandela Square



Main road / arterial
road - Sandton Drive,
Rivonia Road



Restaurants - Café 28



Gym





EXTERIOR

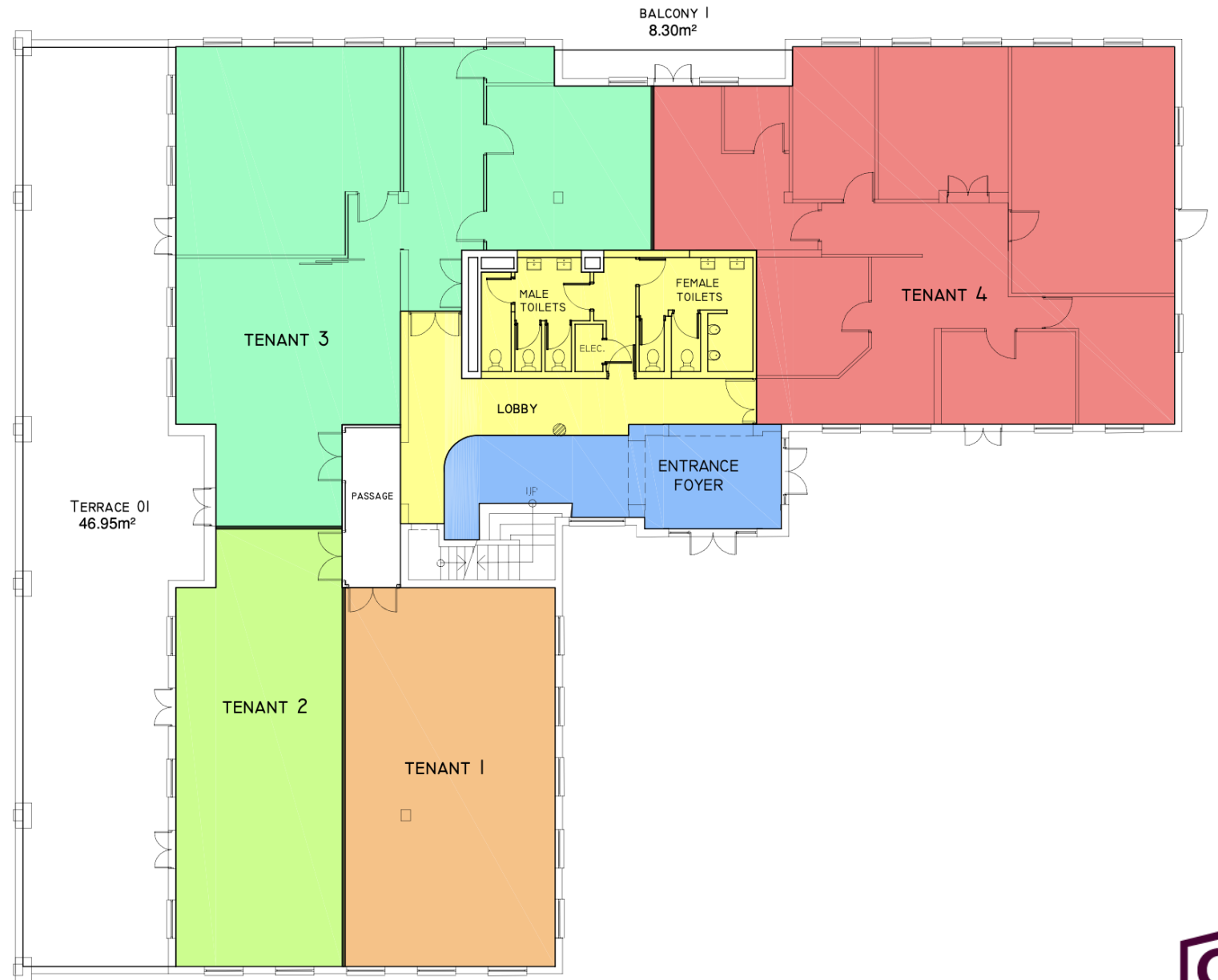


Floorplan

36 Wierda Road West,
Wierda Valley

Block A

Ground floor	546.11m ²
First floor	547.84m ²

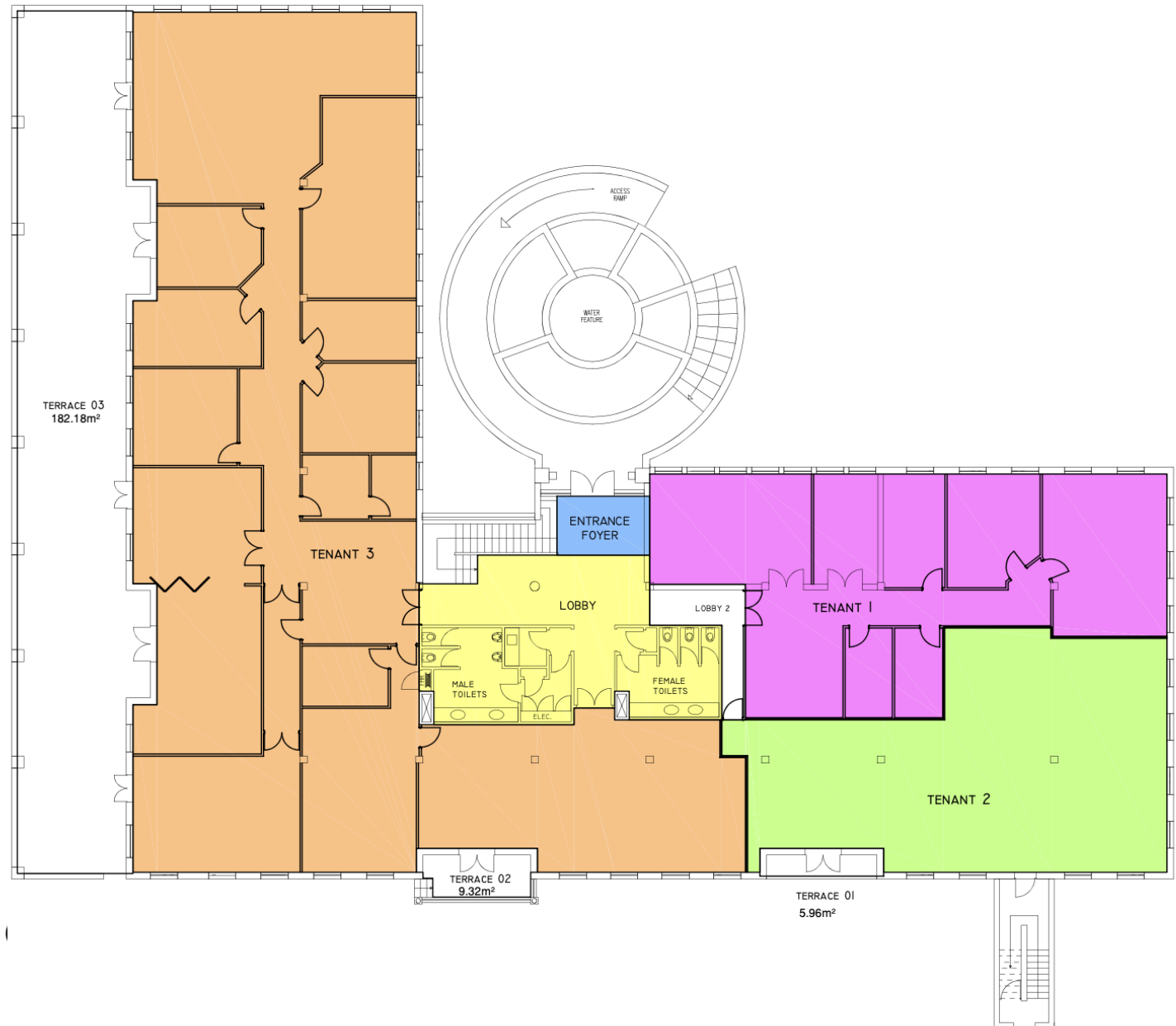


Floorplan

36 Wierda Road West,
Wierda Valley

Paddock View

Ground floor	884.54m ²
First floor	847.02m ²



Block A Portion Ground Floor

Size of space	195.99m ²
Gross Rental	R120.00/m ²
Net Rental	R61.19/m ²
Assessment Rates	R27.06/m ²
Operating Costs	R31.75/m ²
TIA	3 year R396.00/m ²
	5 year R720.00/m ²

Notes: Fully fitted premises with 4 offices, 2 meeting rooms and internal kitchen

Block A Portion Ground Floor

Size of space	60.30m ²
Gross Rental	R120.00/m ²
Net Rental	R61.19/m ²
Assessment Rates	R27.06/m ²
Operating Costs	R31.75/m ²
TIA	3 year R396.00/m ²
	5 year R720.00/m ²

Notes: Open Plan Area

Block A Portion Ground Floor

Size of space	110.91m ²
Gross Rental	R120.00/m ²
Net Rental	R61.19/m ²
Assessment Rates	R27.06/m ²
Operating Costs	R31.75/m ²
TIA	3 year R396.00/m ²
	5 year R720.00/m ²

Notes: Open plan area

Block A Portion First Floor

Size of space	110.04m ²
Gross Rental	R120.00/m ²
Net Rental	R61.19/m ²
Assessment Rates	R27.06/m ²
Operating Costs	R31.75/m ²
TIA	3 year R396.00/m ²
	5 year R720.00/m ²

Notes: Open plan area with new carpets and blinds

Block A Portion First Floor

Size of space	180.34m ²
Gross Rental	R120.00/m ²
Net Rental	R61.19/m ²
Assessment Rates	R27.06/m ²
Operating Costs	R31.75/m ²
TIA	3 year R396.00/m ²
	5 year R720.00/m ²

Notes: Fully fitted offices with a reception and 2 boardrooms, 2 offices and open plan area

Vacancy Info & Property Charges

Parking

Parking Ratio	4 bays/100m ²
Basement	R650/bay/month
Shaded	R500/bay/month
Open	R400/bay/month

Levies

CID	R0.79/month
Storage	R50.00/month
Balcony	R40.00/month
Generator back-up	R4.00/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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