

31 & 33 Fricker Road Illovo

GROWTH-POINT
PROPERTIES



Excellent location in Illovo

This modern A grade building is located in the highly sought after Business node of Illovo and within walking distance of an array of coffee shops and small shopping centres. Highways and main roads are easily accessible.



ACCESSIBILITY



GENERATOR /
BACK-UP POWER



SCHOOL /
UNIVERSITY



GAUTRAIN
BUS ROUTE



SHOPPING



24/7 SECURITY



PUBLIC
TRANSPORT

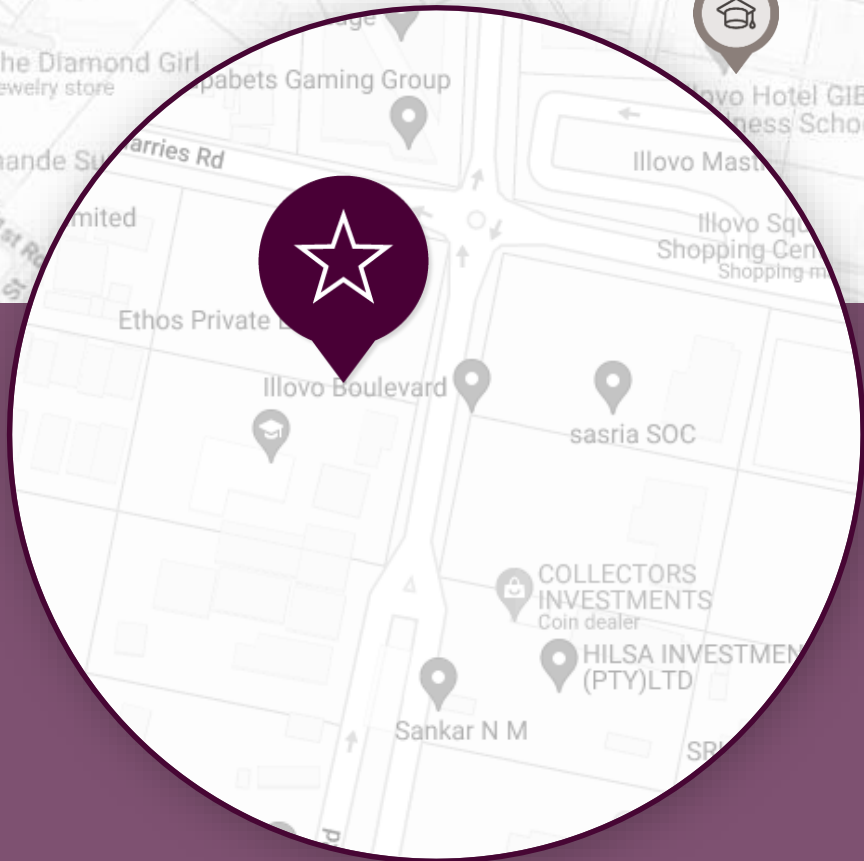
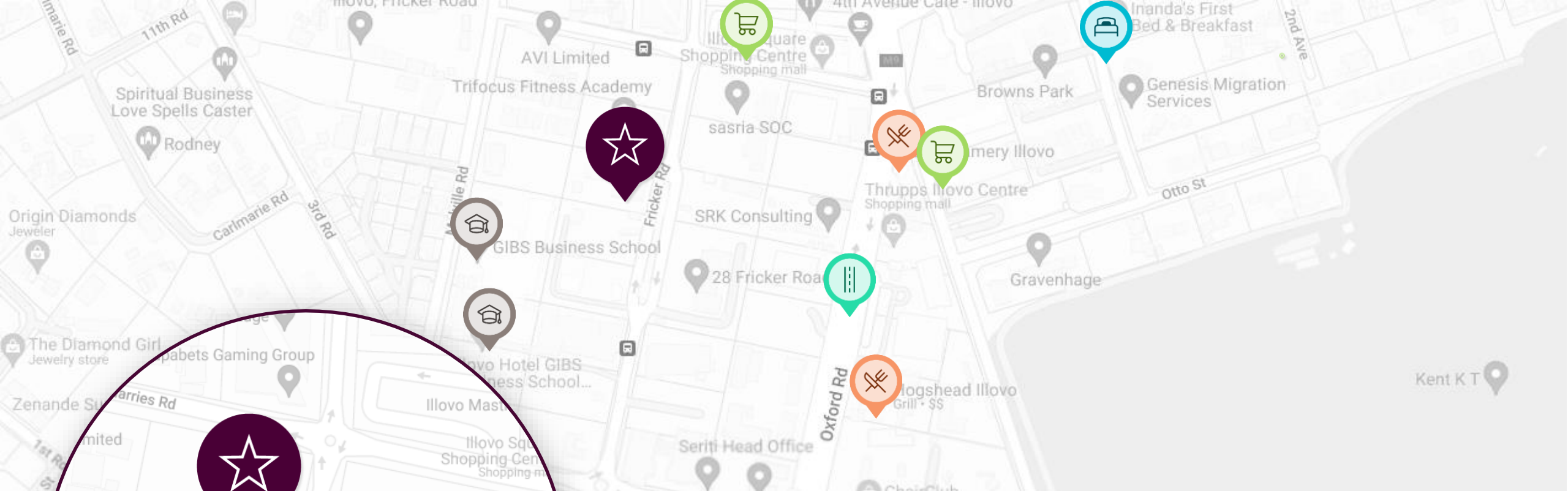


BACK UP
WATER



UPMARKET
HOTELS





Location

31 & 33 Fricker Road is Walking Distance to the Thrupps Centre and Wanderers Stadium.



Close to shopping centres



Close to bus stops



Close to hotels



Close to main and arterial roads



Close to schools and a university



Close to restaurants



INTERIOR





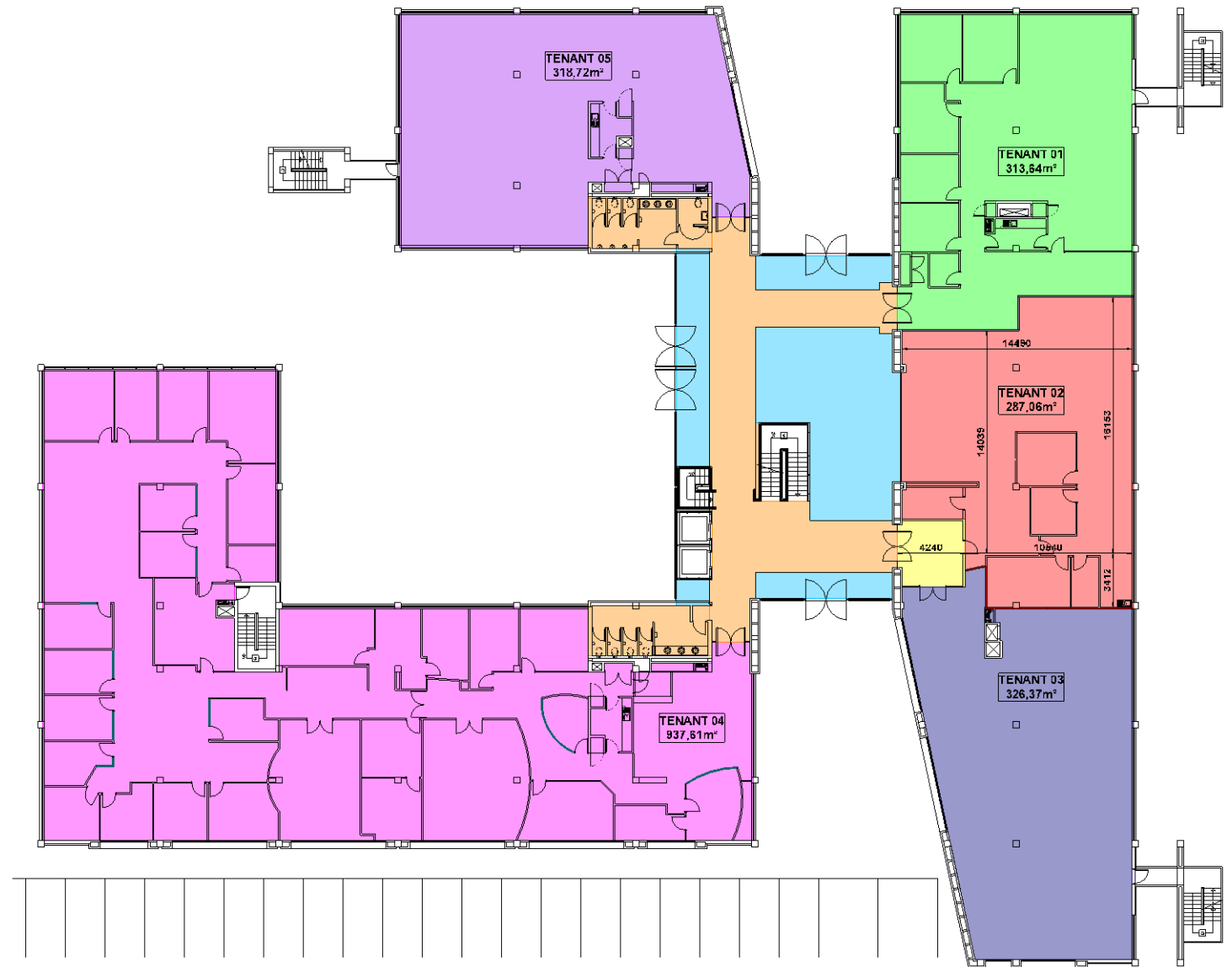
EXTERIOR



Floorplan

31 & 33 Fricker Road, Illovo

Ground Floor	2,183.41m ²
First Floor	2,181.69m ²
Second Floor	2,181.20m ²



Vacancies

Portion - Ground Floor

Size of space	937.61 m ²
Gross Rental	R130.00/m ²
Net Rental	R76.41/m ²
Assessment Rates	R29.22/m ²
Operating Costs	R24.37/m ²
TIA	3 year R429.00/m ²
	5 year R780.00/m ²

Notes: Fully fitted premises. Own internal kitchen.

Portion - First Floor

Size of space	313.15 m ²
Gross Rental	R135.00/m ²
Net Rental	R81.41/m ²
Assessment Rates	R29.22/m ²
Operating Costs	R24.37/m ²
TIA	3 year R445.50/m ²
	5 year R810.00/m ²

Notes: Open plan area.

Portion - Ground Floor

Size of space	326.37 m ²
Gross Rental	R135.00/m ²
Net Rental	R81.41/m ²
Assessment Rates	R29.22/m ²
Operating Costs	R24.37/m ²
TIA	3 year R445.50/m ²
	5 year R810.00/m ²

Notes: Fully fitted premises. Own internal kitchen.

Portion - First Floor

Size of space	936.70 m ²
Gross Rental	R130.00/m ²
Net Rental	R76.41/m ²
Assessment Rates	R29.22/m ²
Operating Costs	R24.37/m ²
TIA	3 year R429.00/m ²
	5 year R780.00/m ²

Notes: Fully fitted premises. Own internal kitchen.

Property Charges

Parking

Parking ratio	4.49/100m ²
Basement	R650/bay/month
Open	R450/bay/month

Levies

CID	R2.01/m ²
Storage	R50.00/m ²
Balcony	R50.00/m ²
Back-up generator	R4.10/m ²



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

541
buildings

174,1 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

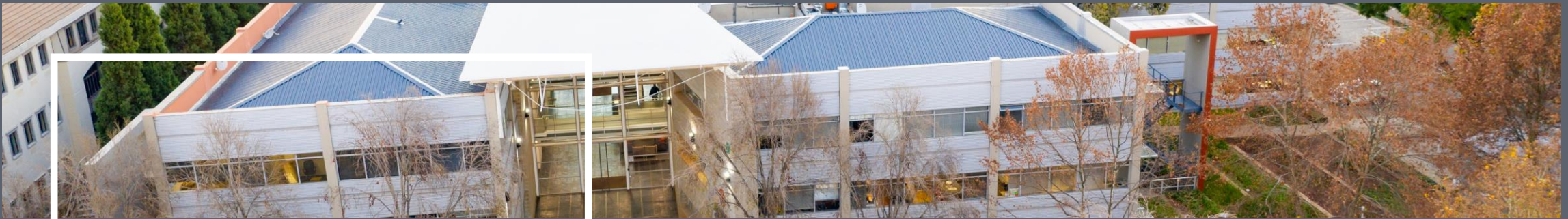


**Quality
portfolio** diversified
across sectors
and geographies



space to thrive

GROWTHPOINT
PROPERTIES



Contact leasing consultant

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