

GROWTHPOINT
PROPERTIES



Ferguson Place Illovo





Ferguson Place: has excellent visibility with good potential for tenant signage

This is a modern building with prime corner exposure to Oxford Road and is located within the sought-after Illovo node. The building is an attractive address for businesses, offering landscaped gardens and classic common area interior finishes. This building is situated directly opposite St David's School, on the main access road between the Sandton and Rosebank Gautrain stations as well as the M1 and Sandton and is within walking distance from the Thrupps Centre.



GAUTRAIN
BUS ROUTE



UPMARKET
HOTELS



24/7
SECURITY



GENERATOR/
POWER BACKUP



GREEN STAR
RATING



SHOPPING



WATER
BACKUP

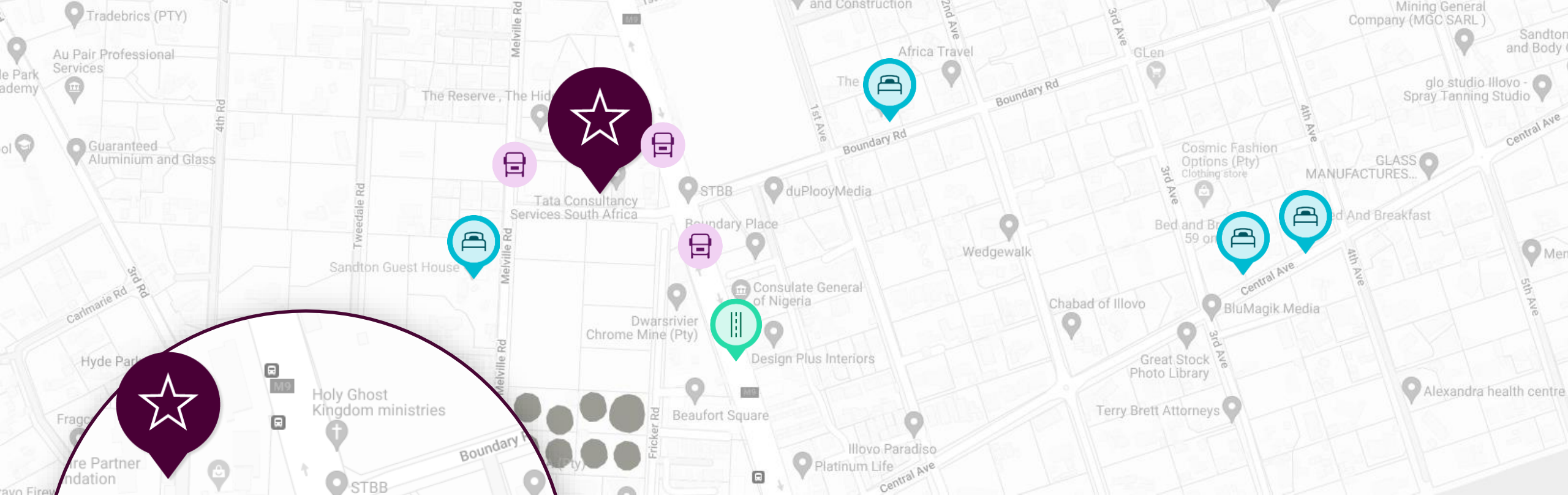


NEWLY
REFURBISHED
LOBBY



SCHOOL





Location

Ferguson Place is walking distance to the Thrupps Centre and on the Gautrain bus route.



Main road/ arterial road - Oxford Road, Rivonia Road



Thrupps, Illovo Mews, Illovo Junction & Illovo Square Shopping Centre



Protea By Marriot Hotel



Hyde Park High School, St David's Marist & Gibbs Business School



Wanderers Stadium



Bus stops



Bellagio/ Bellinis & Don Armando Restaurants



INTERIOR





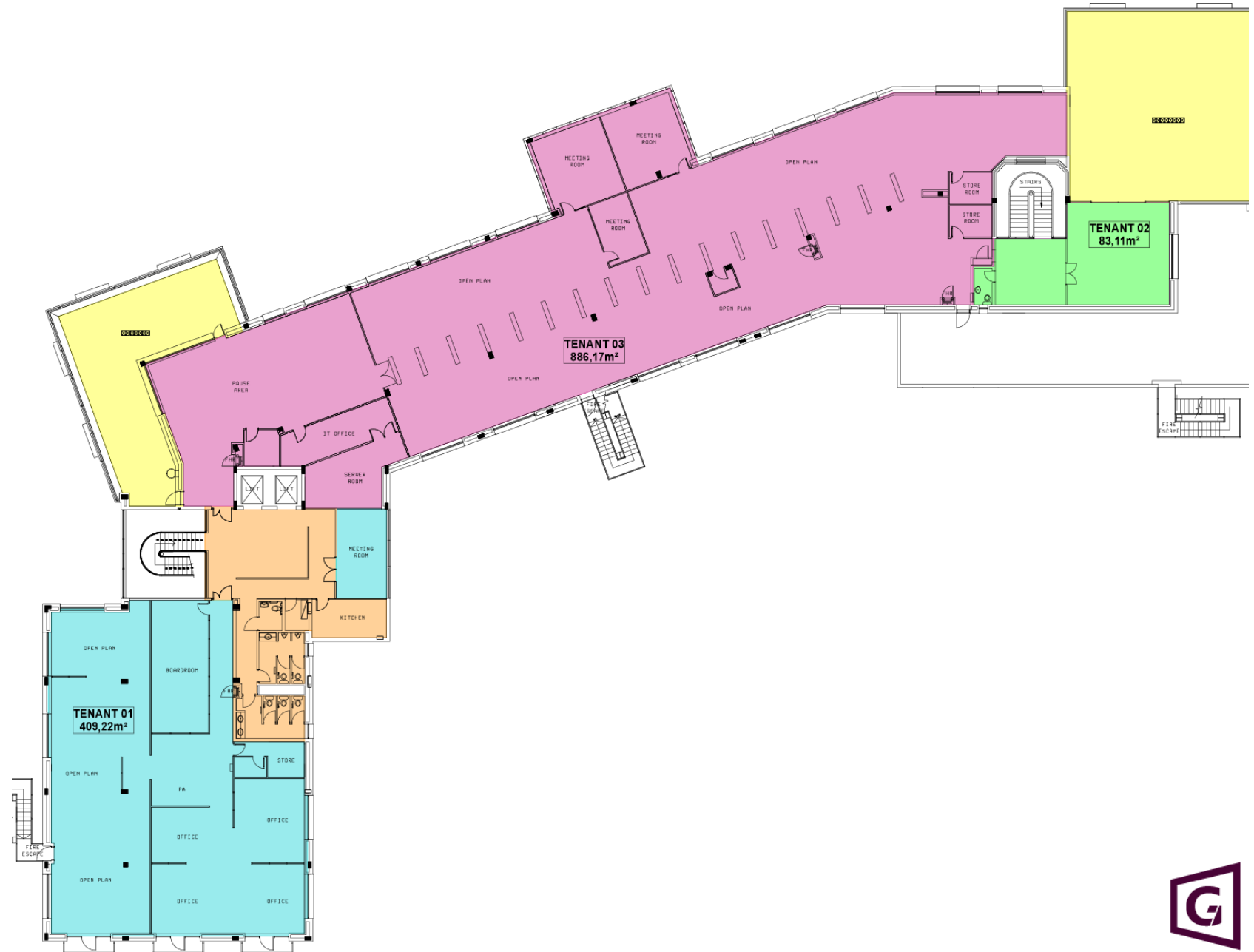
EXTERIOR



Floorplan

Ferguson Place
39 Ferguson Road, Illovo

Space	Size
Ground Floor	1,724.50m ²
First Floor	1,601.92m ²
Second Floor	1,378.50m ²



Vacancies

Portion Ground Floor

Size of space	234.57 m ²
Gross Rental	R120.00/m ²
Net Rental	R72.12/m ²
Assessment Rates	R20.21/m ²
Operating Costs	R27.67/m ²
TIA	3 year R396.00/m ²
	5 year R720.00/m ²

Notes:
Fully fitted premises.

Portion Second Floor

Size of space	886.17 m ²
Gross Rental	R115.00/m ²
Net Rental	R67.12/m ²
Assessment Rates	R20.21/m ²
Operating Costs	R27.67/m ²
TIA	3 year R379.50/m ²
	5 year R690.00/m ²

Notes: Open plan offices with large patio. Loads of natural light and stunning views.

Portion Second Floor

Size of space	409.22m ²
Gross Rental	R115.00/m ²
Net Rental	R67.12/m ²
Assessment Rates	R20.21/m ²
Operating Costs	R27.67/m ²
TIA	3 year R379.50/m ²
	5 year R690.00/m ²

Notes: Fully fitted premises. Reception, boardroom, offices and open plan area. Own internal kitchen.

Property Charges

Parking

Parking ratio	3.45/100m ²
Basement	R650/bay/month
Shaded	R550/bay/month
Open	R450/bay/month

Levies

Storage	R50.00/m ²
Balcony	R50.00/m ²
Water back-up	R1.00/m ²
Back-up generator	R3.50/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.



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South African
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REIT

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buildings

178,8 BN
Group property
assets

Best corporate
governance
practice



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Company

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V&A Waterfront
Cape Town

uninterrupted
dividend
growth
to date



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Transparent
reporting

Level 1
B-BBEE
Contributor



+ 8 million sqm
of space



**Quality
portfolio** diversified
across sectors
and geographies



space to thrive

GROWTHPOINT
PROPERTIES



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