

GROWTH-POINT
PROPERTIES



LINCOLN ON THE LAKE OFFICE PARK

2 THE HIGH STREET, UMHLANGA NEW TOWN CENTRE

Location is an outstanding feature

This pristine office park is located within Parkside in the prestigious business hub of Umhlanga New Town Centre. Location is an outstanding feature of this office park as it is close to all major amenities in the area and offers easy access to all major transport routes

The office park overlooks the very popular landscaped gardens of Chris Saunders Park and is home to established national tenants accommodated in varying sizes.

The office park offers the following features:



24/7 SECURITY



FIBRE CONNECTIVITY



FULL-ON LOAD GENERATORS



GARDEN & EXTERIOR BUILDING MAINTENANCE



EMERGENCY WATER BACK UP



Why Parkside?



PUBLIC TRANSPORT & PARKING

- Gateway Taxi Rank and bus stops located close by.
- Located near the soon to be introduced GO! Durban bus rapid transport route.
- Close to other public transport services and easy highway access.



SHOPPING & DINING

- Located 400m from Gateway Theatre of Shopping
- Offers 128 000 m2 of retail space including fashion outlets, food court, restaurants, designer stores, beauty & cosmetic stores, entertainment and more.



ENTERTAINMENT

- Close proximity to Gateway Theatre of Shopping
- Wide variety of upmarket hotels in close proximity.



PARKS & RECREATION

- Various parks and recreational areas in close proximity.
- Chris Saunders Park with ponds, gardens, amphitheater and public toilets within/walking distance



SECURITY

- 24/7 security provided to the office park premises.
- Building securitized with security systems, cameras and guarding services.



OTHER CLOSE AMENITIES

- Schools & Churches
- Hospitals
- Virgin active gyms and other specialty gyms
- Health and Wellness





N2 Highway -
1000m

Taxi Rank-
750m

Gateway Theatre of
Shopping - 400m

Lincoln on the Lake
Office Park

Garden Court -
800m



UPMARKET HOTELS



TAXI RANK



GATEWAY THEATRE OF SHOPPING



BIG LOCAL AND INTERNATIONAL
COMPANIES

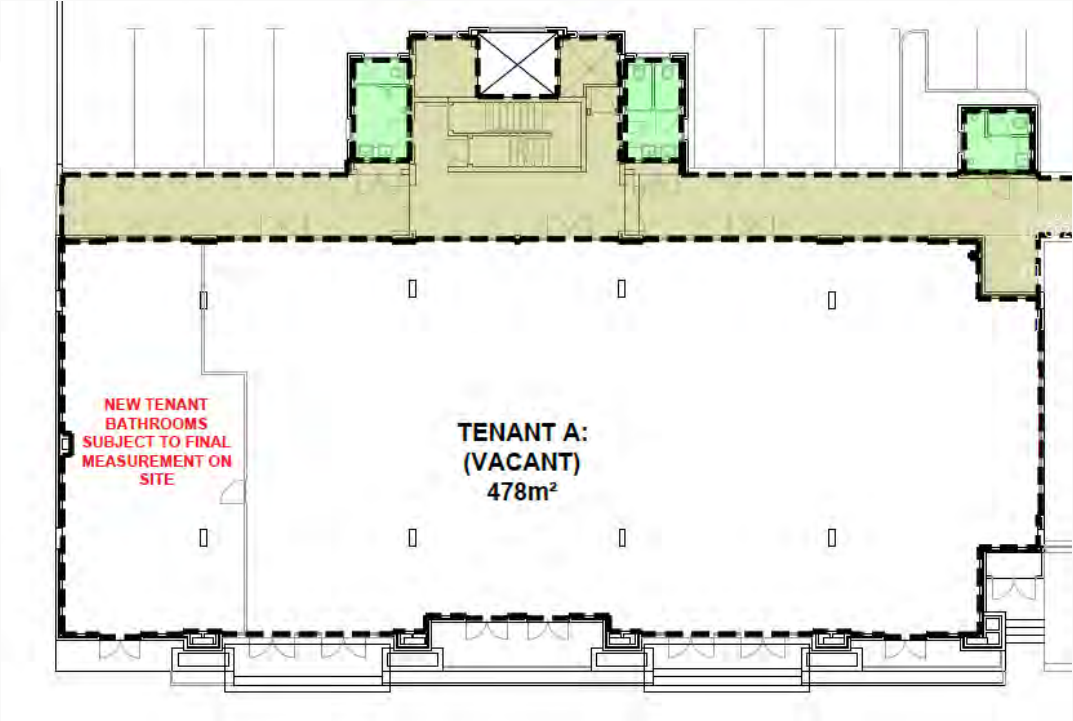
N1

M1 HIGHWAY

LOCATION

The Office Park is conveniently located adjacent Chris Saunders Park in Umhlanga New Town Centre which makes all the CBD features and amenities immediately accessible.





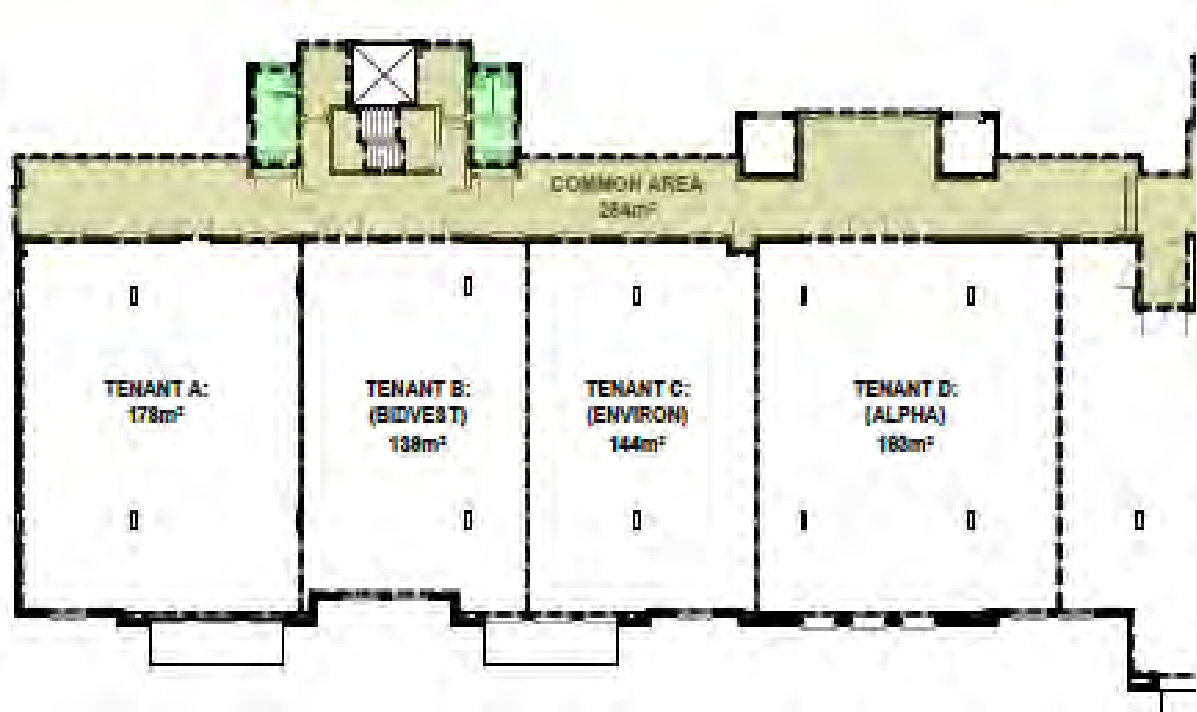
LINCOLN ON THE LAKE
PORTION OF GROUND FLOOR

AREA SCHEDULE

TOTAL USEABLE AREA	477.39m ²
TOTAL COMMON AREA	63.91m ²
TOTAL RENTABLE AREA	541.30m ²

PORTION OF GROUND
FLOOR





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LINCOLN ON THE LAKE PORTION OF FIRST FLOOR

AREA SCHEDULE

Tenant A

TOTAL USEABLE AREA	180.50m ²
TOTAL COMMON AREA	30.69m ²
TOTAL RENTABLE AREA	211.19m ²
PATIO	36.01m ²

Tenant D

TOTAL USEABLE AREA	166.00m ²
TOTAL COMMON AREA	28.23m ²
TOTAL RENTABLE AREA	194.23m ²

PORTION OF FIRST
FLOOR



EXTERIOR



INTERIOR



RATES SCHEDULE

KEYS

Nelson Ndimande
Mobile: +27 72 279 6505
Growthpoint Offices

RENTAL COSTS

Gross Rent:	R175.00/m ²
Net Rent:	R118.74/m ²
Operation Costs:	R25.00/m ²
Rates & taxes	R31.26/m ²
Refuse Recovery	Pro-Rata
Patio	R90.00

PARKING COSTS

Parking Ratio:	4.5bays/100m ²
Basement Bay:	R750/bay/month

TENANT INSTALLATION ALLOWANCES (March 2020 - April 2020)

TIA - 3yr Lease:	R500/m ²
TIA - 5yr Lease:	R700/m ²

BENEFICIAL OCCUPATION PERIOD (March 2020 - April 2020)



GROWTHPOINT PROPERTIES

LARGEST REIT

We are the largest South African primary listed REAL ESTATE INVESTMENT TRUST (REIT) on the JSE.

We have been LISTED on the JSE since 1987.

BEE

We are currently a LEVEL 3 BEE contributor. diversified property

CSI INITIATIVES

In 2018 we invested R28.1 MILLION to 4046 BENEFICIARIES.

8 YEARS

Included in the FTSE/JSE responsible investment index for 8 YEARS RUNNING.

LARGEST GREEN PORTFOLIO

We own and co-own the largest portfolio of certified GREEN BUILDINGS of any company in South Africa and are recognized as a leading developer of GREEN BUILDINGS.

INTERNATIONAL PRESENCE

We are DIVERSIFIED across 3 continents and sectors. These include AFRICA, AUSTRALIA and EUROPE and growing.

SUSTAINABILITY

We are a PLATINUM founding member of the Green Building Council of South Africa (GBCSA).



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CONTACT LEASING
CONSULTANT

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