



WATERFORD OFFICE PARK

VACANCY SCHEDULE – MARCH 2020

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Building 3, Waterford Office Park, Waterford Drive, Fourways

BENEFITS OF RENTING IN WATERFORD OFFICE PARK

- A Grade office space with Generators in most of the Buildings
- Excellent location near to Monte Casino and Fourways Mall, with access to highway and ring roads
- ADSL and Fibre optic lines available within the park from either Telkom or Metro Fibre
- 24-hour security and access control
- Coffee shop and Eatery conveniently located in the park
- Next Door to Planet Fitness and Pick n Pay
- Opportunities to relocate within the park if your business expands
- The Landlord's offices are also located in Waterford Office Park allowing for timely service

Please Note: We do not charge any Property rates and taxes escalation nor office park Levies.

BUILDING 3



Office	Size m ² (incl. common)	Gross rental per month (Incl. levies, rates, taxes & op costs)	Parking (ex vat per bay) Ratio: 4/100sqm	Available	Comments
First Floor 2 x Single Offices	18sqm / 20sqm	R5 700 / R6 500 plus vat -Includes utilities -Includes use of a boardroom -Includes generator levy -Excludes parking	Open bay- R490 Covered bay-R570	Immediately	-Recently renovated with vinyl flooring and fresh paint -Generator
First Floor 2 x Private offices with interleading door	+ - 33sqm	R 7 800 plus vat -Includes utilities -Includes use of boardroom -Excludes generator levy -Excludes parking	Open bay- R490 Covered bay-R570	Immediately	-Recently renovated with vinyl flooring and fresh paint -Generator



BUILDING 26



Office	Size m ² (incl. common)	Gross rental per month (Incl. levies, rates, taxes & op costs)	Parking (ex vat per bay) Ratio: 4/100sqm	Available	Comments
First Floor West	141sqm	R 18 500 plus vat -Exclude utilities -Excludes parking	Open bay – R490 Basement Bay – R675	Immediately	Two private offices and open plan area



BUILDING 31



Office	Size m ² (incl. common)	Gross rental per month (Incl. levies, rates, taxes & op costs)	Parking (ex vat per bay) Ratio: 4/100sqm	Available	Comments
Entire First Floor	425 sqm	R 61 000 plus vat -Excludes utilities -Excludes parking	Open bay – R490 Covered bay – R570 Basement bay – R675	Immediately	East and West offices with separate boardroom onto balcony. Private kitchen and ablutions. Generator.
First Floor East	211 sqm	R 30 300 plus vat -Excludes utilities -Excludes parking	Open bay – R490 Covered bay – R570 Basement bay – R675	Immediately	Open plan area, two/three private offices, boardroom area and storeroom. Generator
First Floor West + External Boardroom	218 sqm Includes Boardroom & Balcony	R 30 700 plus vat -Excludes utilities -Excludes parking	Open bay – R490 Covered bay – R570 Basement bay – R675	Immediately	Reception area, four Private offices, open plan area and separate boardroom onto balcony. Generator.
First Floor West	168 sqm	R 24 000 plus vat -Excludes utilities -Excludes parking	Open bay – R490 Covered bay – R570 Basement bay – R675	Immediately	Reception area, four Private offices and open plan office area. Generator
Boardroom /Private Office with Balcony	50sqm	R 6800 plus vat -Excludes utilities -Excludes Parking	Open bay – R490 Covered bay – R570 Basement bay – R675	Immediately	Office/Boardroom onto private Balcony. Generator

NB: This Building has an optional rental of an Advertising Signage board with prime exposure to Witkoppen Road. Price on request.



BUILDING 33



Office	Size m ² (incl. common)	Gross rental per month (Incl. levies, rates, taxes & op costs)	Parking (ex vat per bay) Ratio: 4/100sqm	Available	Comments
First Floor East	79 sqm	R 11 500 plus vat -Excludes utilities -Excludes parking	Open bay – R490 Basement bay – R675	Immediately	Private office with an open plan office area.
First Floor Boardroom/Private Office	Office: 25 sqm Balcony: 5 sqm Total: 30 sqm	R 5 400 plus vat -Includes utilities -Excludes parking	Open bay – R490 Basement bay – R675	Immediately	Can be rented as an external boardroom, or as a private office with the East Wing.
First Floor East + External Private Office/Boardroom with Balcony	Office: 79sqm Office: 25sqm Balcony:5sqm Total: 109sqm	R 16 900 plus vat -Excludes utilities -Excludes parking	Open bay – R490 Basement bay – R675	Immediately	One Private office with an open plan office area. Plus an external single office/small boardroom with Private Balcony



BUILDING 35



Office	Size m ² (incl. common)	Gross rental per month (Incl. levies, rates, taxes & op costs)	Parking (ex vat per bay) Ratio: 4/100sqm	Available	Comments
First Floor East	Office: 216 sqm Balcony: 8 sqm Total: 224 sqm	R 31 000 plus vat -Excludes utilities -Excludes parking	Open bay – R490 Covered bay – R570 Basement bay – R675	Immediately	-Reception area -5 Private Offices -Boardroom area -Open plan office area onto private Balcony. -Generator



BUILDING 39



Office	Size m ² (incl. common)	Gross rental per month (Incl. levies, rates, taxes & op costs)	Parking (ex vat per bay) Ratio: 4/100sqm	Available	Comments
Entire First Floor	255 sqm	R 37 500 plus vat -Excludes utilities -Excludes parking	Open bay – R 490 Covered bay - R 570	Immediately	-5 x private offices -Boardroom -Storeroom/server room -2 x private balconies -Private ablutions & kitchen

