

WATERFORD OFFICE PARK

VACANCY SCHEDULE – JUNE 2026

Pictures available at www.tramore.co.za

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BENEFITS OF RENTING IN WATERFORD OFFICE PARK

- A Grade office space with Generator back up in most Buildings
- Excellent location near to Monte Casino and Fourways Mall, with access to highway and ring roads
- Fibre optic lines available within the park from either Telkom or Metro Fibre
- 24-hour security and access control
- Coffee shop conveniently located in the Office Park
- Next Door to the Buzz Centre - Planet Fitness and Pick n Pay
- Opportunities to relocate within the park if your business expands
- Storerooms available for rental in most Buildings
- Landlord on site - allowing for timely service
- Tramore is the elected management of the Waterford Office Park Owners Association



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

BUILDING 3



BACK UP WATER & GENERATOR

Office	Size m ² (incl. common)	Gross rental per month (Includes levies, rates, taxes & op costs)	Parking (ex vat per bay) Ratio: 4/100sqm	Available	Comments
First Floor Single Offices	2 x 18sqm 1 x 20sqm Total: 56sqm	18sqm: R6000 plus vat 20sqm: R6400 plus vat -Includes all utilities -Includes use of a boardroom -Includes office cleaning -Includes generator rental levy -Excludes genny diesel & servicing -Excludes parking	Open bay- R560 Covered bay-R640	Immediately	-Unfurnished single offices -Maximum 1 person per office -Vinyl flooring -Airconditioning -Back up water and power -Optional: Access to 50mbps open serve Wifi at a small fee.

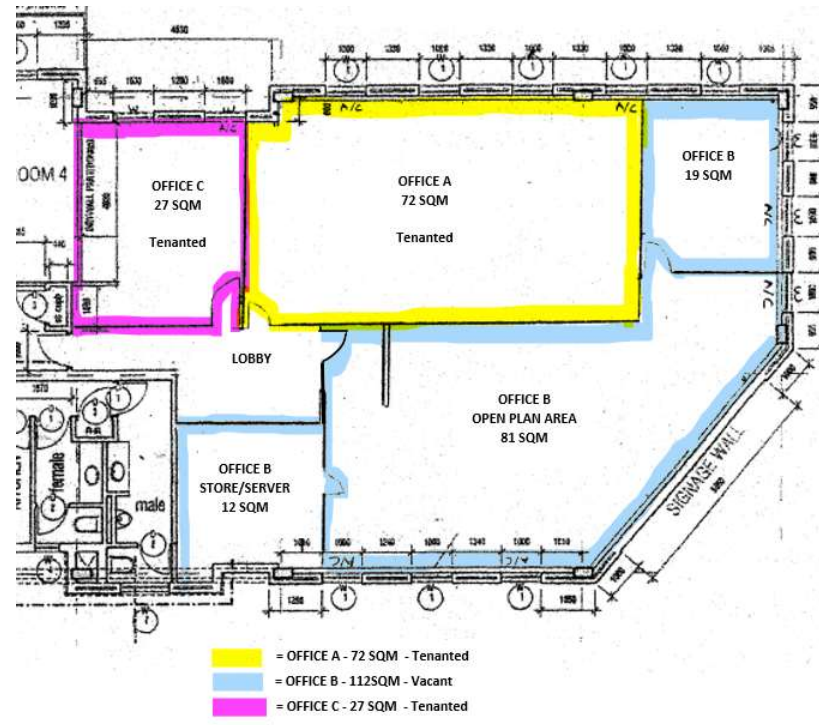


BUILDING 31



GENERATOR BACK UP

Office	Size m ² (incl. common)	Gross rental per month (Incl. levies, rates, taxes & op costs)	Parking (ex vat) Ratio: 4/100sqm	Available	Comments
First Floor East	Office B: 112 sqm	B: R15 200 + vat -Excludes utilities -Excludes parking -Excludes genny levy	Open: R560 Covered: R640 Basement: R740	Immediately	This 211sqm floor has been subdivided into 3 lettable areas separated by normal office partitioning: Vacancy: See Office B (112 sqm) Office A & C are tenanted. Generator in building
Basement Store	25sqm	R2 625 + vat		Immediately	

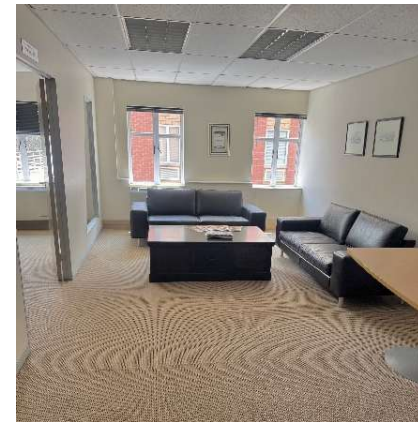


BUILDING 33



GENERATOR BACK UP

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
Ground Floor East & West	Offices: 221 sqm Balcony: 6sqm Total: 227sqm	R 35 000 plus vat - Excludes utilities - Excludes parking - Excludes genny levy	Open: R560 Basement: R740	Immediately	Private Ground Floor Unit: Reception Area East & west office wings Private office and balcony Private kitchen & ablutions
Basement Store - North	28sqm	R 3 100 plus vat		Immediately	



BUILDING 35



GENERATOR BACK UP

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
Ground Floor East with Private Outside Deck	Offices: 224 sqm Deck: 35 sqm Total: 259sqm	R 35000 + vat (Offices: R142/sqm) (Deck: R90/sqm) -Excludes utilities -Excludes parking -Excludes genny levy	Open: R560 Covered: R640 Basement: R740	Immediately	Private offices Open plan area Boardroom Balcony Outside deck area (Braai allowed)
First Floor East with Private Balcony	224 sqm	R 32 000 + vat -Excludes utilities -Excludes parking -Excludes genny levy	Open: R560 Covered: R640 Basement: R740	Immediately	Partitioned offices Open plan area Boardroom Balcony
Basement Store - East	17,5 sqm	R 1840 + vat		Immediately	

