

WATERFORD OFFICE PARK

VACANCY SCHEDULE – JULY 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, Mac Donalds etc
- 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 26



| 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 Single Office With Private Balcony | 33 sqm | R6800 plus vat - Includes utilities - Excludes parking | Open: R560 Covered: R640 Basement: R740 | Immediately | Single office onto 6sqm balcony -Max 2 people -No generator |
| Basement Store - North West | 20.4sqm | R2270 + vat | | Immediately | Has split aircon and additional security gate |
| Basement Store - South West | 20.5sqm | R2275 + vat | | Immediately | Has additional security gate |

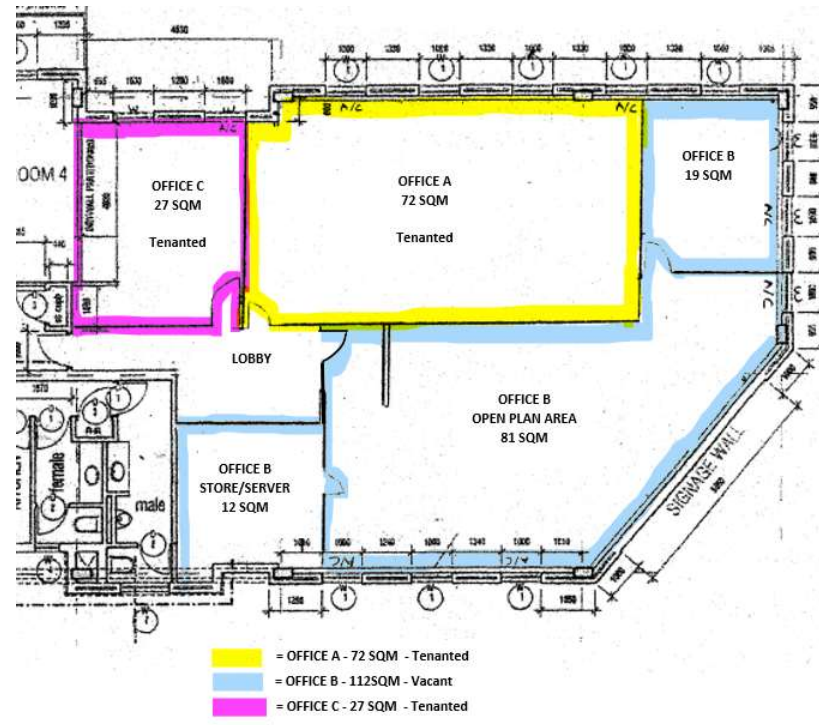


BUILDING 31



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 | |

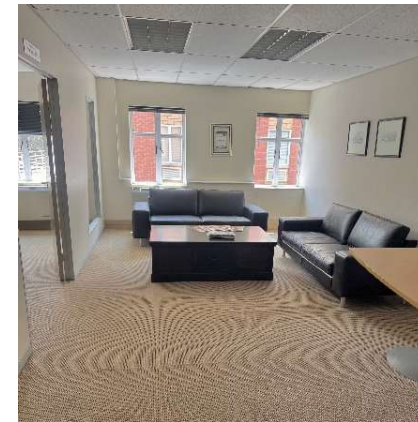


BUILDING 33



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 | |

