

# The Willows Office Park



**Sectional Title Office Complex**  
Erf 61, George Road, Erand Gardens Ext 43, Midrand

**TO LET**

**OCCUPATION IMMEDIATE**

## **1. Introduction**

The Willows Office Park is a secure and up-market office complex comprising 9 free-standing, double storey office blocks on a 1 hectare property. It is situated on Erf 61, George Road, Erand Gardens, Midrand with excellent frontage onto the N1 motorway. The complex has 24 hour on-site security with access controlled entrance gates. It is easily accessible from Johannesburg and Pretoria on the N1 motorway via either the New Road or Olifantsfontein Road interchanges.

## **2. Development Description**

Each office block comprises a separate ground and first floor unit with basement and covered parking bays. Each unit has its own entrance, balcony and is self-contained with its own kitchenette and male and female toilets. The office space is sub-divisible to suit occupier requirements. Each unit is allocated a basement storeroom.

## **3. Green Building Initiatives**

The Willows Office Park has the following energy efficient and environmentally responsible solutions incorporated into its design;

- Solar geysers for hot water supply, and
- Solar powered water pumps to circulate water in the water features, and
- Gas counter top stoves for boiling water and
- Rainwater harvesting into holding tanks that will use the collected water for irrigation and the toilet sanitation system, and
- Ground water collection into holding tanks that will use the collected water for the irrigation of the complex's gardens, and
- Energy efficient light bulbs throughout, and
- Energy efficient air-conditioning units, and
- Battery powered inverters to automatically switch on and supply sufficient power to ensure ongoing business operation during power outages.

## **4. Security Initiatives**

The Willows Office Park offer the following security features;

- 24-hour access control via a single entrance point. The entrance has both a tenants and visitors access lane as well as a dedicated exit lane which provides access for large vehicles as well. The entrance is fully lockable after hours by means of 'roller shutter' gates, and
- After hours patrolling security guards, and
- Electrified perimeter palisade fencing, and
- Security beams to the building perimeters, and
- Motion sensor and day/night activated security lighting, and
- 24-hour armed response, and
- Security cameras to selected common areas.

## **5. Business Communication Service**

A complete business communication solution is provided to all units by Vodacom Gates Services "VGS". This basic service includes:

- 3 gig 1024 kbps Broadband Internet connection point;
- One internal telephone line;
- Intercom;
- Access to discounted call rates and virtual PBX services;
- Maintenance and 24/7 customer service support.

## 6. Rental Details

	Unit	Qty	Rate	Total
<b>Ground Floor (9 off)</b>				
Office	m <sup>2</sup>	250	90.00	22,500.00
Parking - Basement	ea	3	495.00	1,485.00
Parking - Covered	ea	7	395.00	2,765.00
Storeroom	m <sup>2</sup>	37	57.50	2,127.50
Operating Costs (Sectional Title Levy)	m <sup>2</sup>	250	13.75	3,437.50
Assessments Rates & Taxes	m <sup>2</sup>	250	11.80	2,950.00
Business Communication Services	m <sup>2</sup>	250	6.50	1,625.00
				36,890.00
<b>First Floor (9 off)</b>				
Office	m <sup>2</sup>	250	90.00	22,500.00
Parking - Basement	ea	4	495.00	1,980.00
Parking - Covered	ea	6	395.00	2,370.00
Storeroom	m <sup>2</sup>	31	57.50	1,782.50
Operating Costs (Sectional Title Levy)	m <sup>2</sup>	250	13.75	3,437.50
Assessment Rates & Taxes	m <sup>2</sup>	250	11.80	2,950.00
Business Communication Services	m <sup>2</sup>	250	6.50	1,625.00
				36,645.00

### Lease Notes:

- The above mentioned rates exclude VAT.
- Rentals and operating costs escalate at 10% per annum.
- Minimum lease period is 3 years.
- Deposit required is equal to 2 months gross rental calculated on the last two months of the lease period, plus Shareholders/Director's personal surety limited to 2 months annual gross rental.

## 7. Managing Agents

### Whiz Property Group

For further information, leases and/or sale agreements please call:

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## The Willows Office Park Locality Map

Midrand North

