

EASTGATE OFFICEPARK

DEVELOPMENT OPPORTUNITY TO TENANTS REQUIREMENTS



THE CAVALEROS GROUP

A DEVELOPMENT OPPORTUNITY TO TENANTS REQUIREMENTS

This site is situated in the trendy node of Bruma.
The site has excellent visibility to the R24 highway.

The site is well positioned and located close to the main arterial routes with easy access to the R24, R21, N3 and N12, and only a 10 minute drive from OR Tambo International Airport.

Site Area: 5,785 sq m

Zoning: Business 4

Height: 7 Storeys

Bulk: 9,000 sq m

Coverage: 50 %

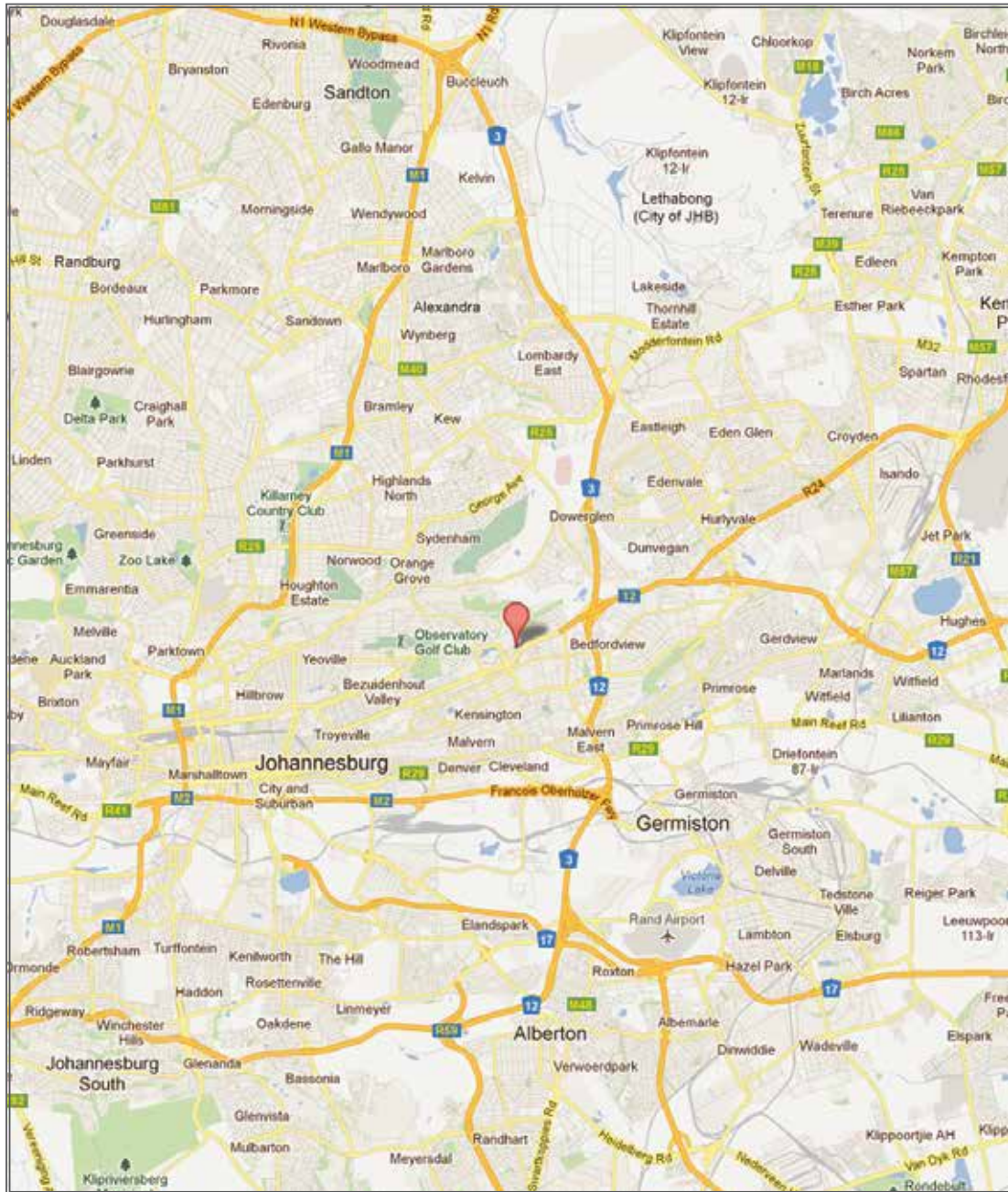
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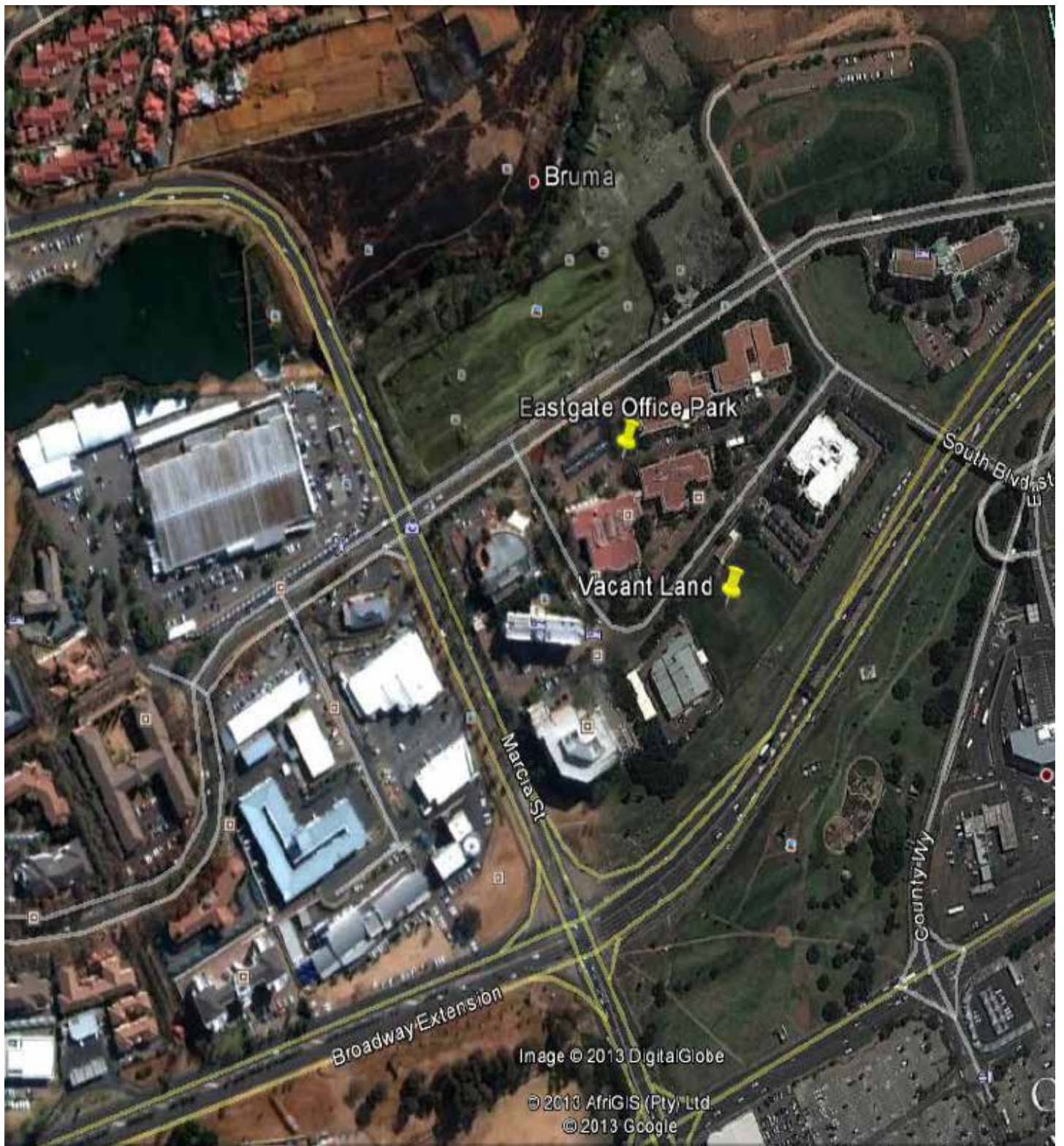
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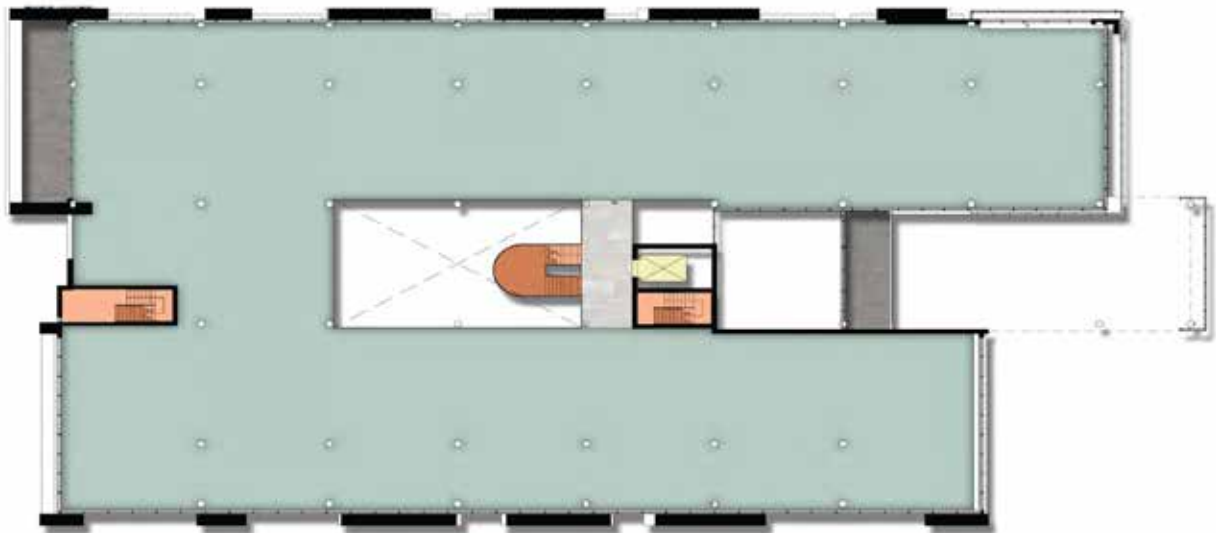
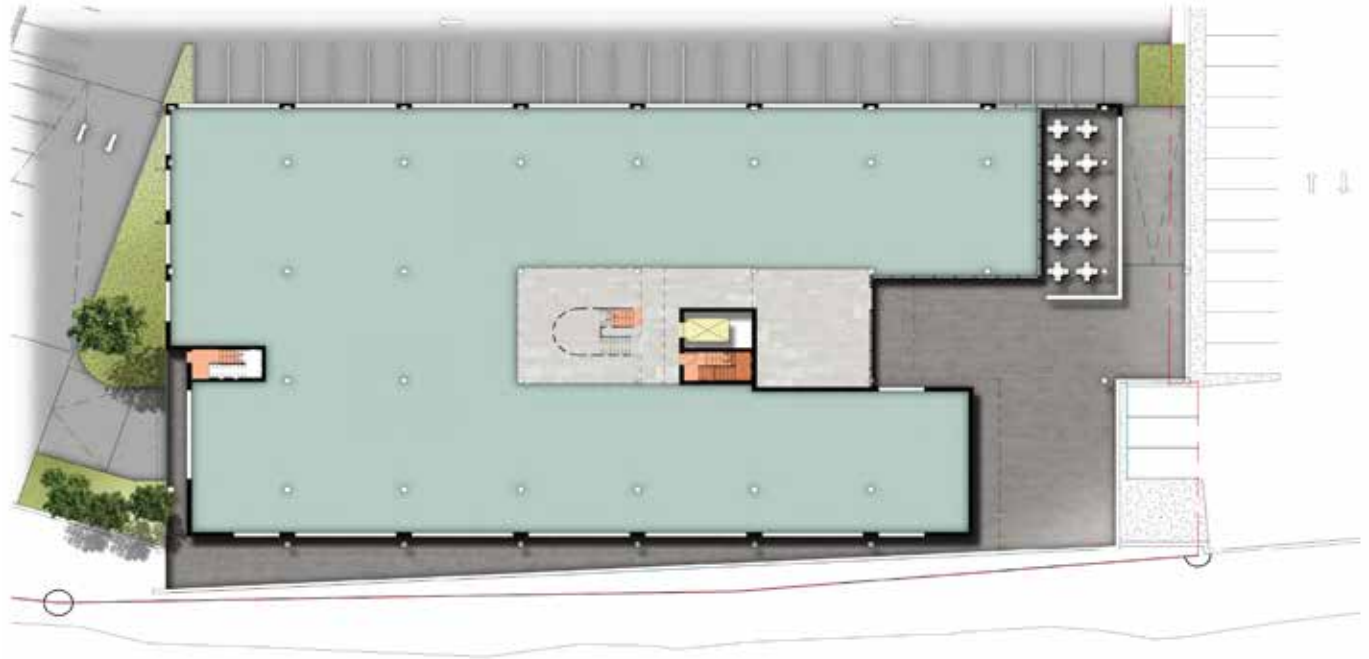




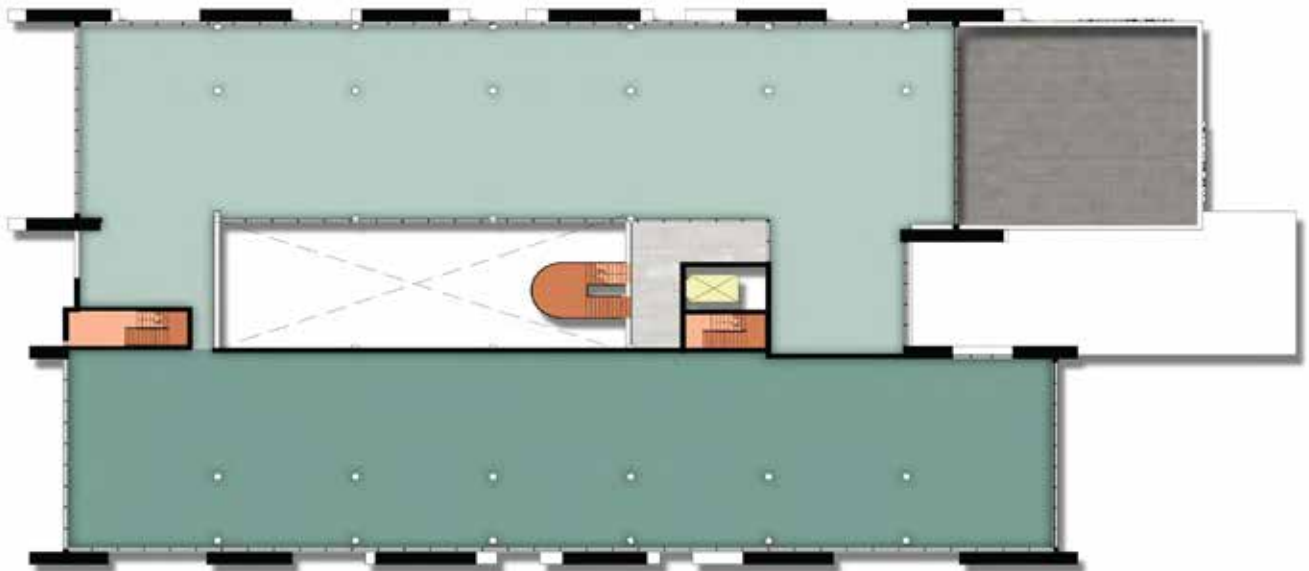
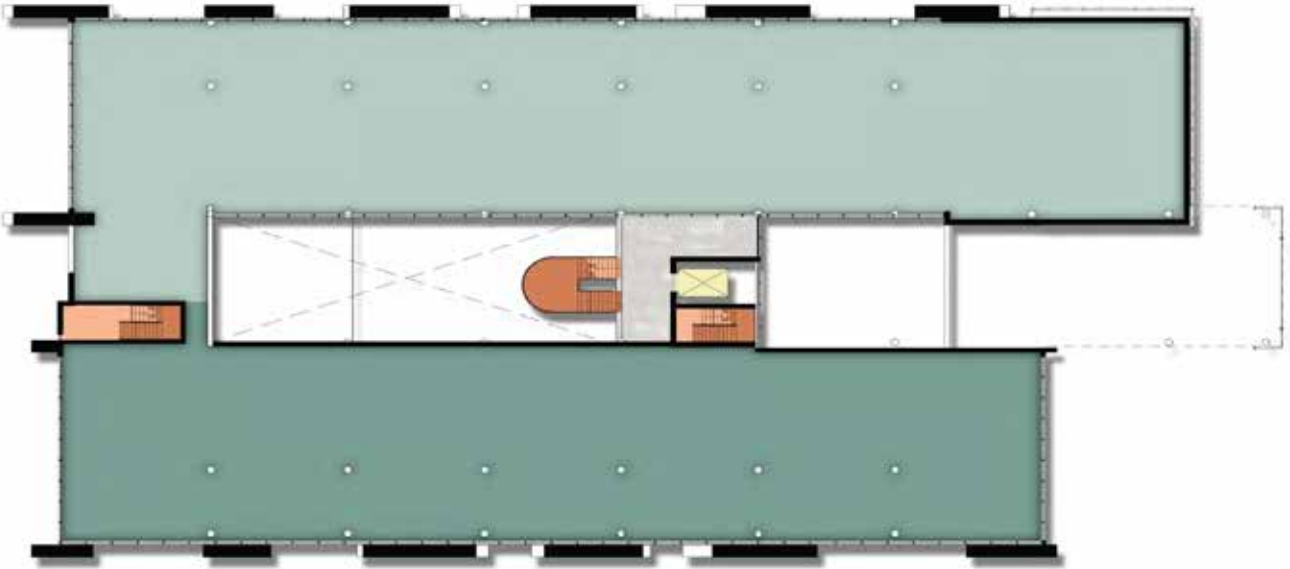




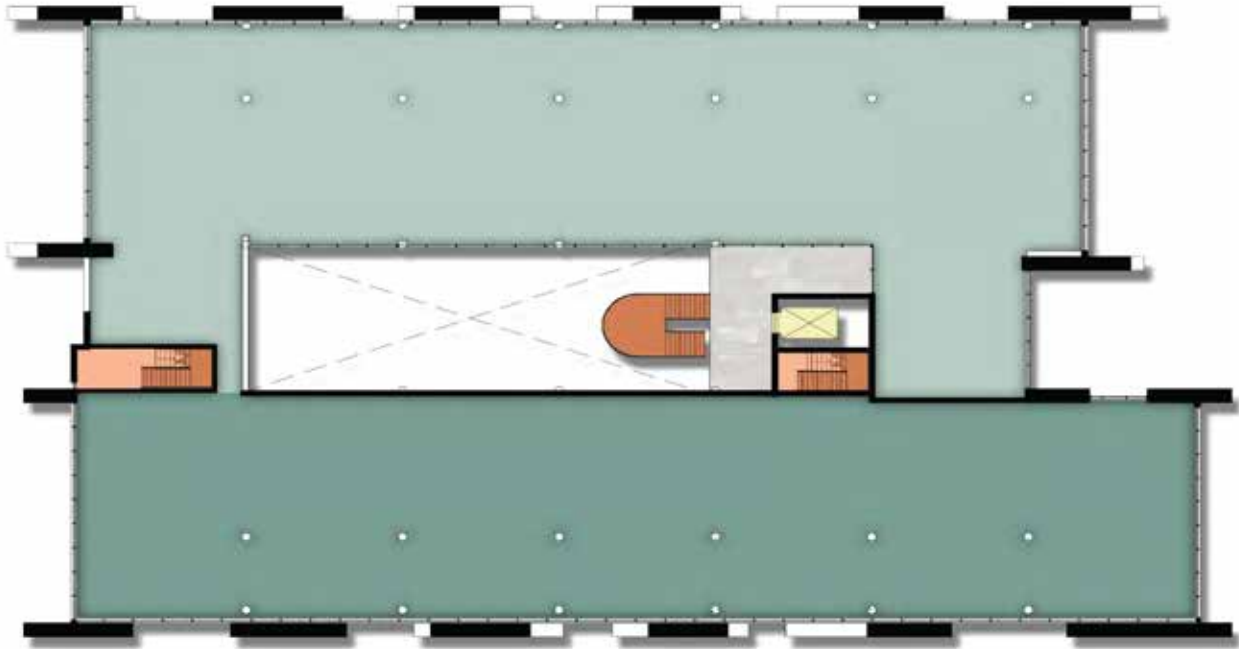
Floor Plans: Ground & 1st Floor



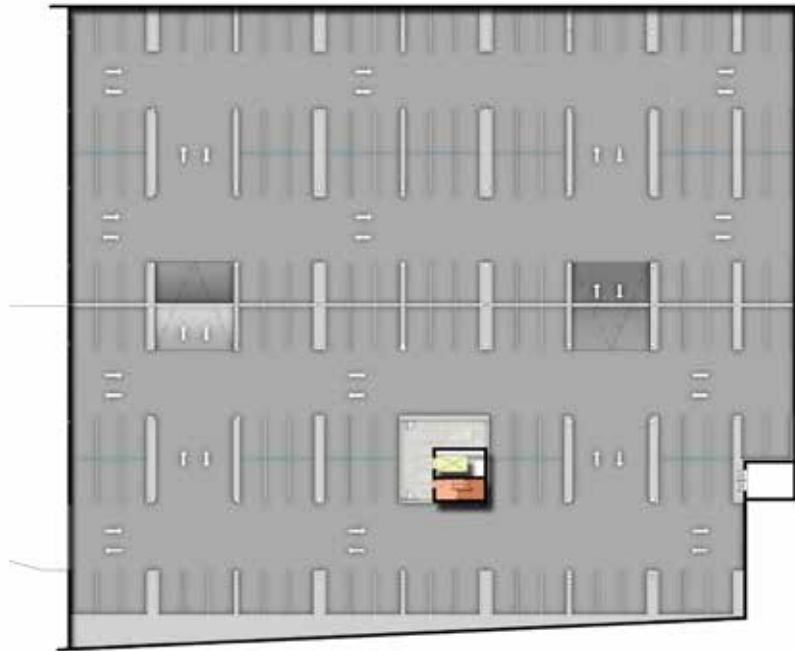
Floor Plans: 2nd & 3rd Floor

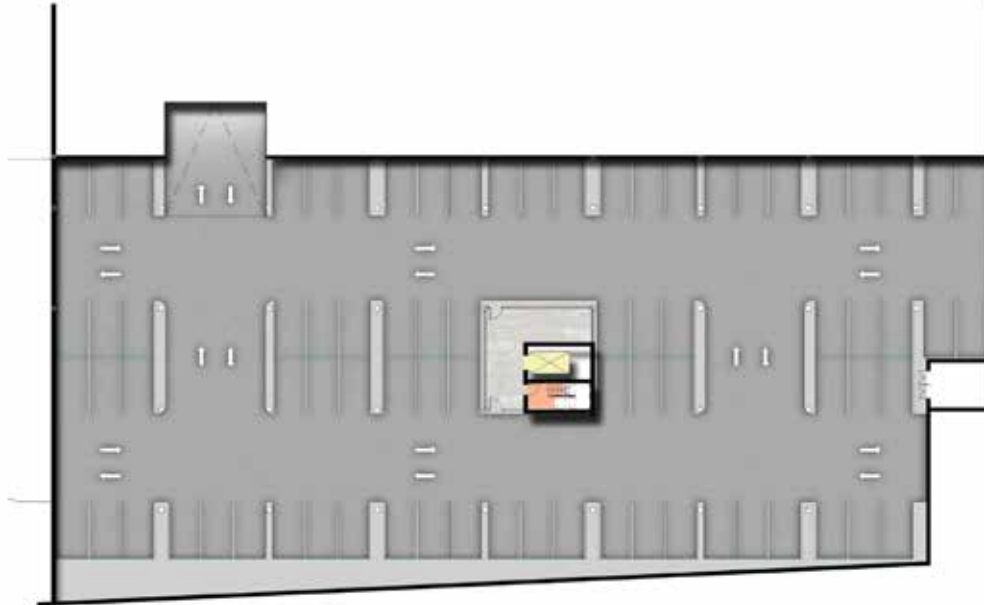


Floor Plans: 4th & 5th Floor



Parking: Basement 1 & 2





PARKING RATIO:

5,1 per 100 m²

PARKING PER LEVEL

GROUND FLOOR	= 107 BAYS
BASEMENT LEVEL -1 : A	= 76 BAYS
BASEMENT LEVEL -1 : B	= 83 BAYS
BASEMENT LEVEL -2 : A	= 76 BAYS
BASEMENT LEVEL -2 : B	= 89 BAYS

TOTAL PARKING = 446 BAYS





