

flagship

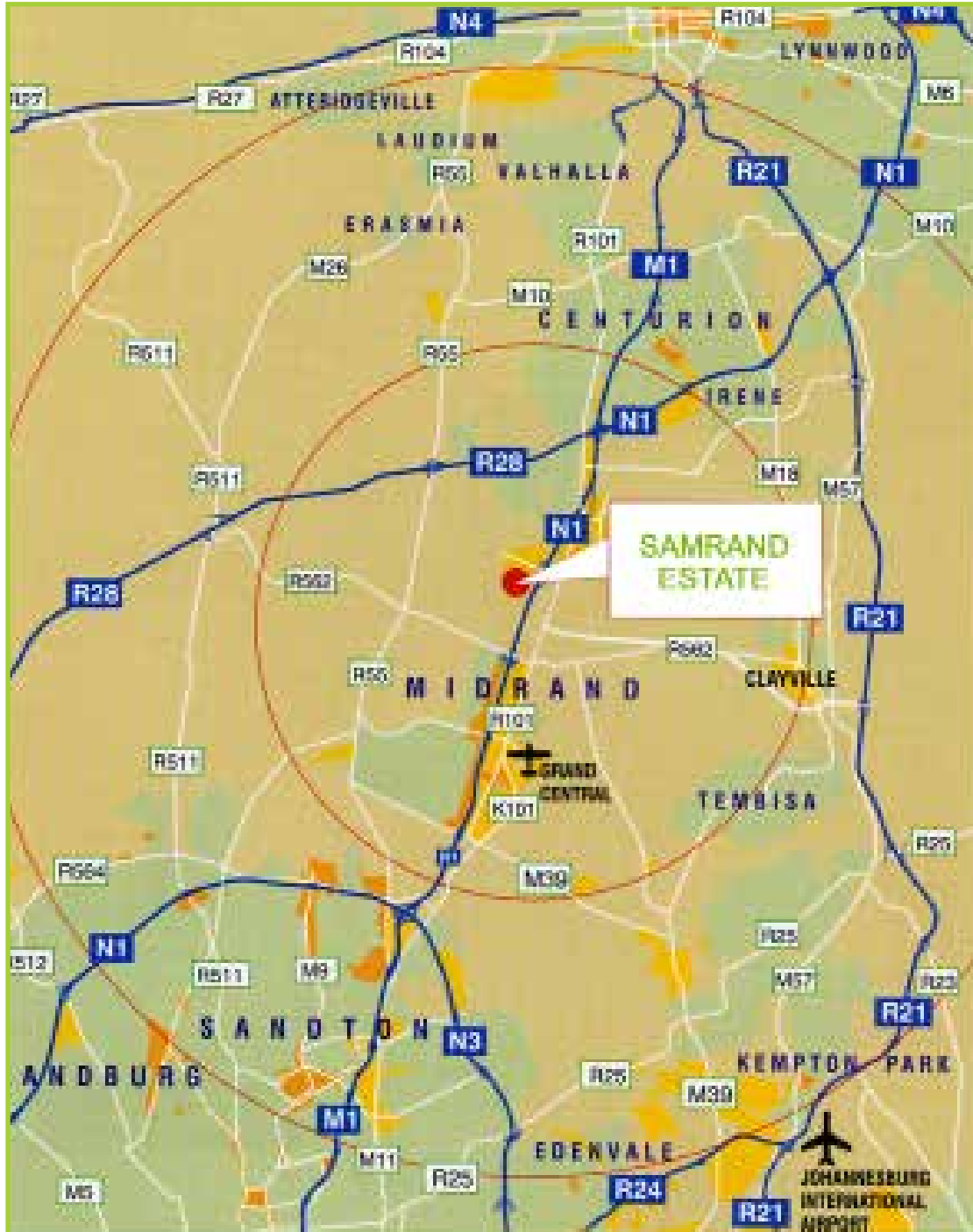


Samrand Flagship Building is close to the growing commercial and industrial nodes of Tshwane and Midrand; the Johannesburg/Pretoria highway is easily accessed; and the mix of industrial and commercial developments offer high visibility and good exposure.

-  One of the most desired development areas is the area between Johannesburg and Pretoria
-  The best access to the N1 between Tshwane and Johannesburg
-  Easy access to the East and West Rand, Pretoria and OR Tambo International Airport
-  Part of one of the largest growing land development projects in Gauteng

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Property Information

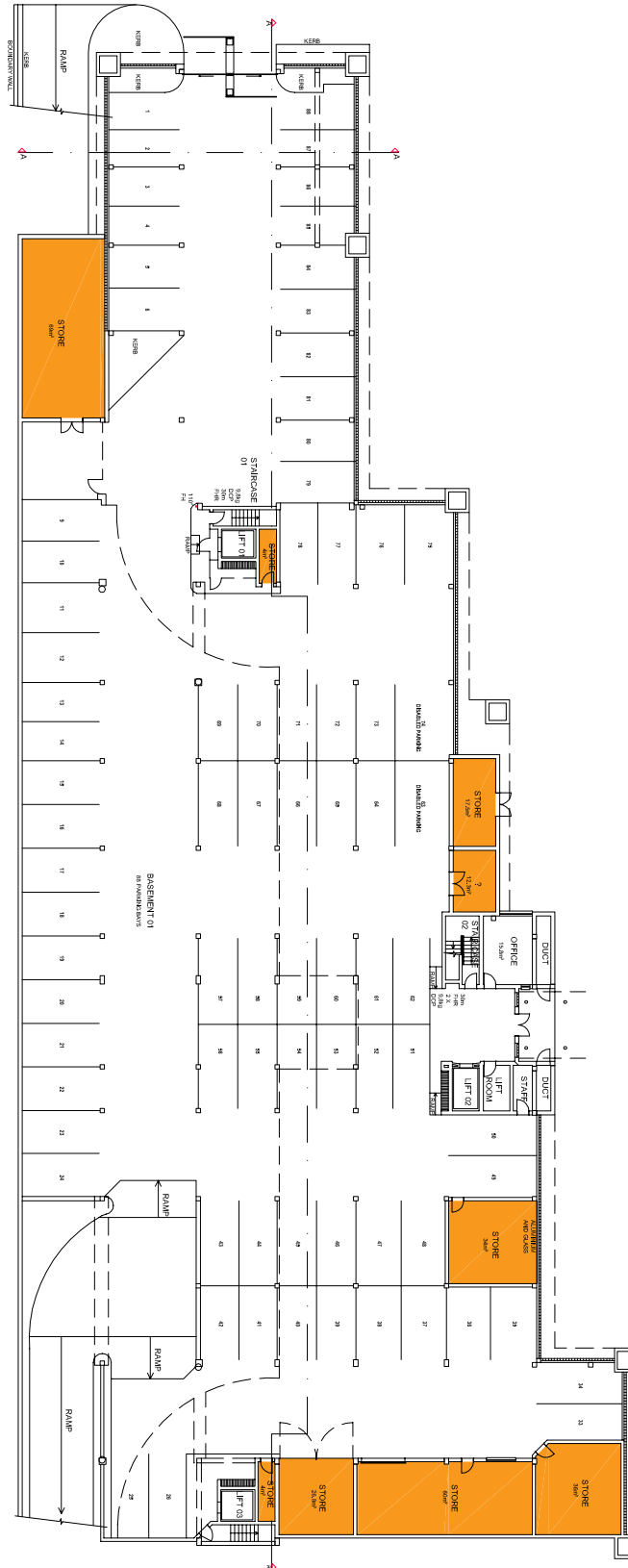
Address: 1 Samrand Road, Kosmosdal


Net Rental (R/m ²)	Operating Costs (R/m ²)	Current Rates (R/m ²)	Gross Rental (excl. Rates) (R/m ²)	Escalation	Lease Period (years)	Parking	
R 95.00	R 15.00	R 6.63	R 120.00	9%	3 - 5 years	Approximate bay ratio	3 : 100m ²
						Basement bays	R 400.00
						Basement bays available	134
						Covered bays	R 280.00
						Covered bays available	42

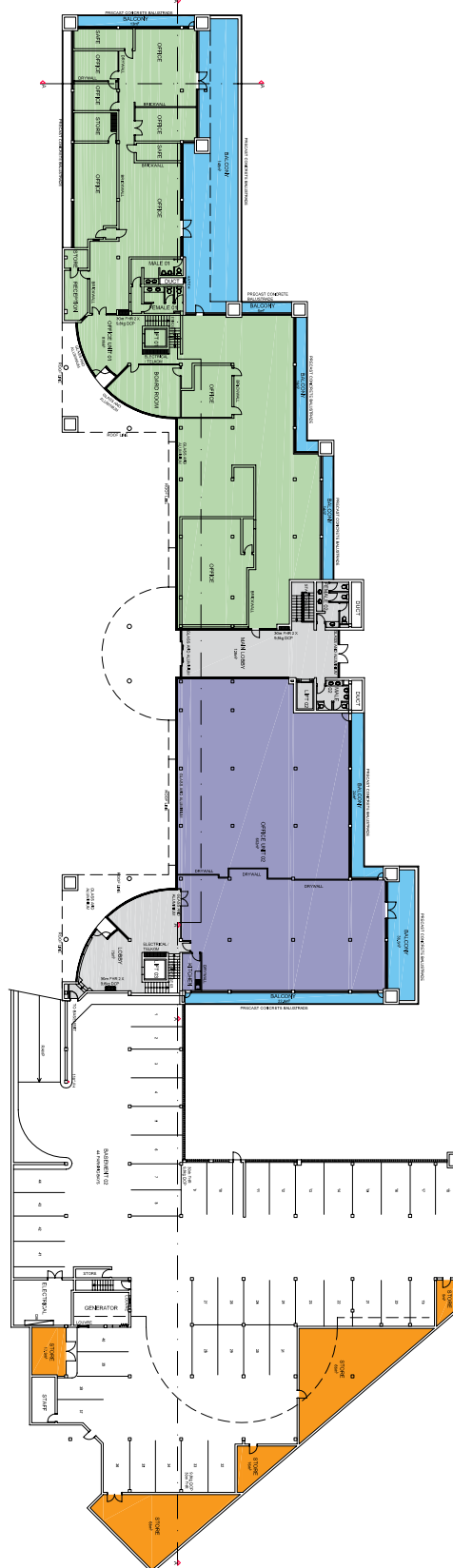
Available To Let

Availability		Total
Immediate	Ground Floor	602m ²
	First Floor	814m ²
	First Floor	686m ²
	Second Floor	489m ²
Total available to let		2 591m ²
Total GLA including balconies, store rooms and lobbies		6 347m ²



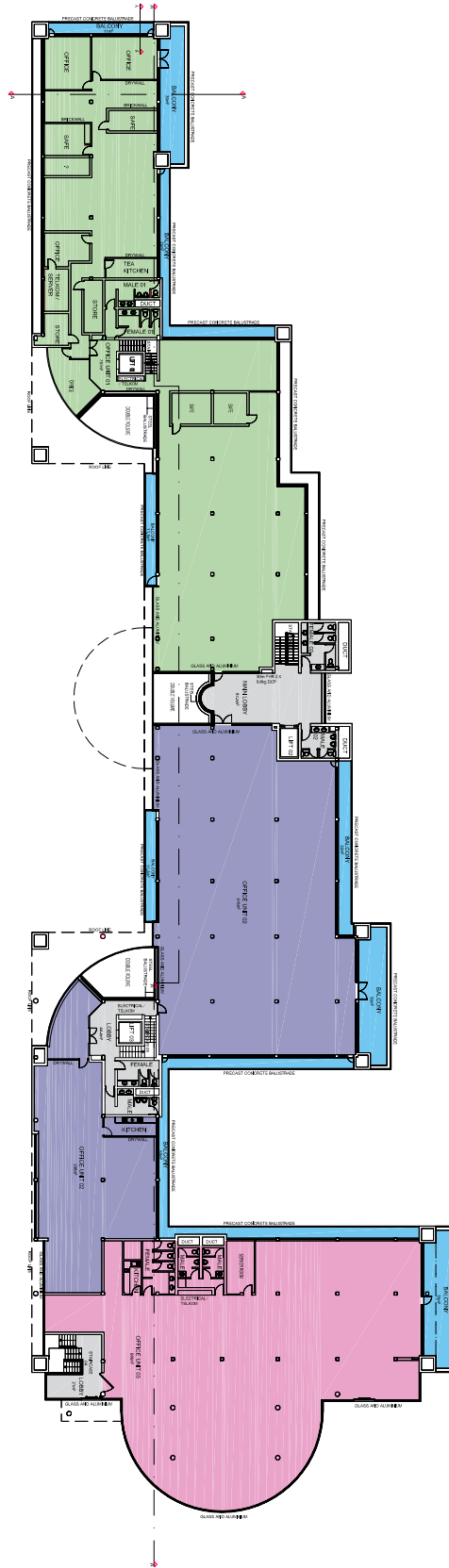


 STORE ROOMS - 263m²



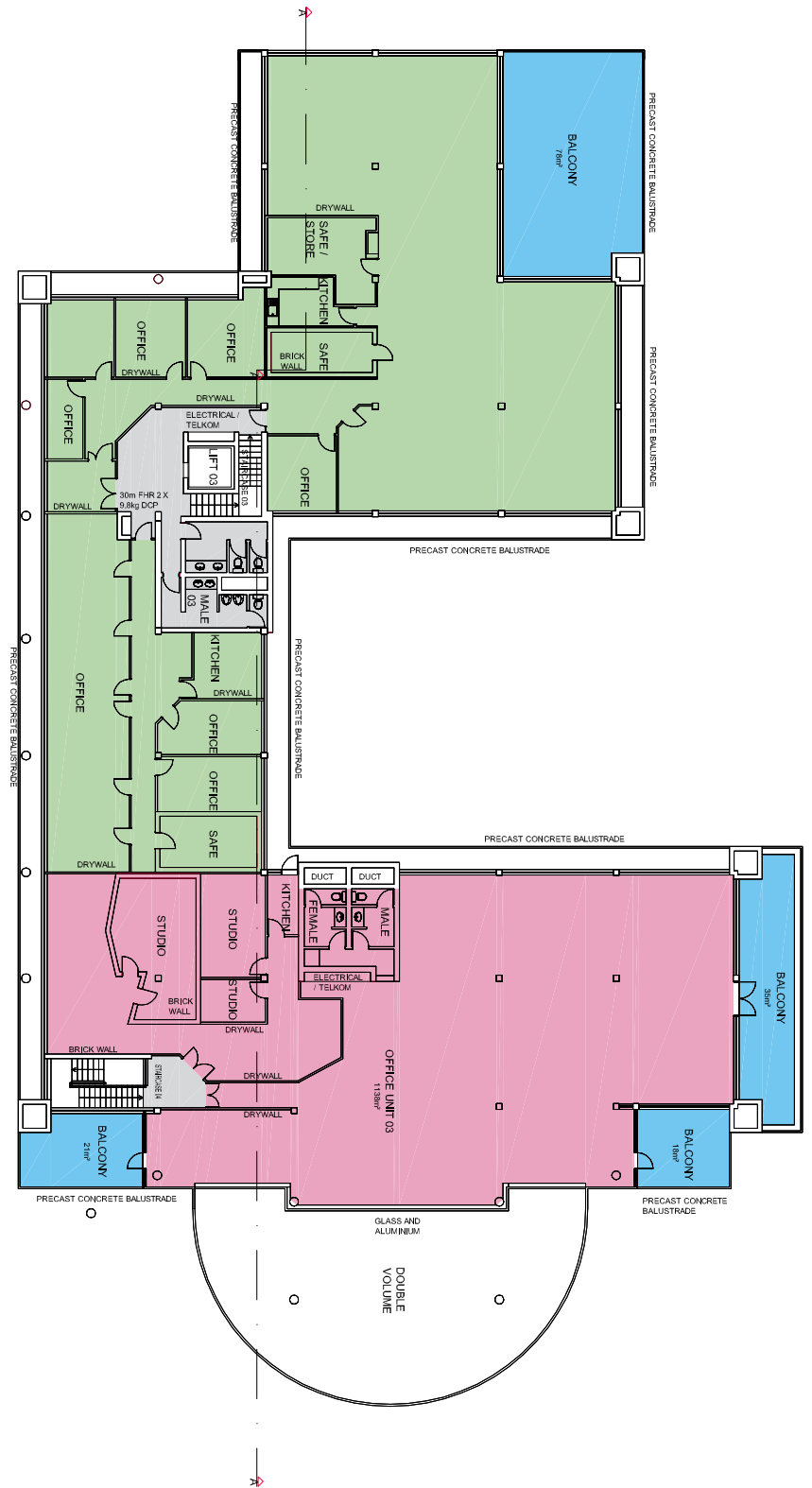
- STORE ROOMS - 193m²
- OFFICE UNIT 01 - OCCUPIED - 878m²
- OFFICE UNIT 02 - VACANT - 602m²
- GENERAL LOBBY - 203m²
- BALCONIES - 279m²





- OFFICE UNIT 01 - OCCUPIED - 797m²
- OFFICE UNIT 02 - VACANT - 814m²
- OFFICE UNIT 03 - VACANT - 686m²
- GENERAL LOBBY - 153m²
- BALCONIES - 204m²





- OFFICE UNIT 01 - OCCUPIED - 577m²
- OFFICE UNIT 03 - VACANT - 489m²
- GENERAL LOBBY - 57m²
- BALCONIES - 152m²



