

THE CAVALEROS GROUP

**2 ALLUM ROAD, BEDFORDVIEW
TEASER DOCUMENT – PRIVATE &
CONFIDENTIAL**



High-level Information

Lessor (Owner)	Pro Direct Investments 312 (PTY) Ltd
Location	2 Allum Road, Bedfordview, Johannesburg
ERF / Plot	Erf 8144 and Remaining Ext of Erf 8145, Kensington Ext 5 Township and remaining Ext of Erf 8146, Erf 8147 and Remaining Ext of Erf 8148, Kensington Ext 6 Township, Province of Gauteng.
Sector	Commercial (Office)



High-level Information

Total Buildings	4
Site Area m²	79 039.00
Total GLA m²	16 421.00
Total Parking Bays	688
Parking Ratio	4.2 per 100m²
Building 1 GLA	2 400.00
Building 2 GLA	7 572.00
Building 3 GLA	3 260.00
Building 4 GLA	3 189.00



High-level Information

BUILDING 1	
Ground Floor m²	1 200.00
First Floor m²	1 200.00
Total GLA m²	2 400.00

BUILDING 2	
Ground Floor m²	2 524.00
First Floor m²	2 524.00
Total GLA m²	2 524.00
Total GLA m²	7 572.00



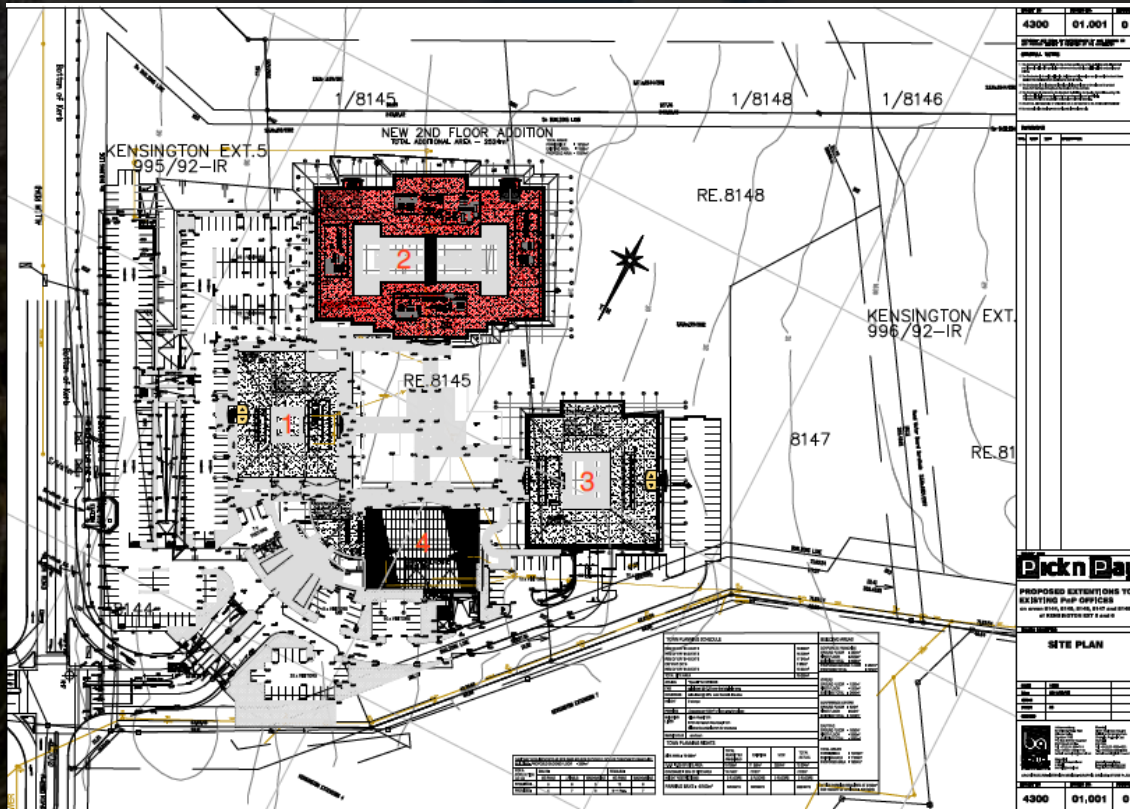
High-level Information

BUILDING 3	
Ground Floor m²	1 630.00
First Floor m²	1 630.00
Total GLA m²	3 260.00

BUILDING 4	
Ground Floor m²	2 565.00
First Floor m²	624.00
Total GLA m²	3 189.00



High-level Information









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All enquiries regarding the contents of this presentation must be directed to Willemb@cavaleros.co.za

