

30 Jellicoe Rosebank

Transform potential

Burstone
REAL ESTATE PARTNERS

Unlock the potential of space

A space is more than its surface area and walls; it's a canvas for human experience. More than structure and aesthetics, spaces enable connections and inspire. Spaces engage us; they are sensory and invite interaction. They draw us in and influence our wellbeing. Spaces hold history. They can be imagined and reimagined. At Burstone, we don't just look at how a space is, but at how it can be and what it can bring to people's lives.

We see the value it holds and the opportunities it presents.

We see the potential of space.

Location

We get the fundamentals right. Everything we've achieved is built on the understanding that location is strategic. Once we have the right location and understand the context of the space, we begin to imagine how we can repurpose it to its full potential. Then, we create a sought-after environment that both complements and adds to its surrounds. It's how we develop quality assets that hold value and deliver attractive long-term returns.

Relation

We engage with our stakeholders and tenants to understand their requirements now, and we anticipate how these might change in future. From this knowledge, we evolve spaces so that they work optimally for our occupiers. We also prioritise the preservation of sound covenants to ensure low vacancies. By valuing and investing in human connections, we maximise long-term wealth creation and extract value for our stakeholders.

Innovation

We innovate to realise the potential of space and collaborate with new partners, shifting the emphasis from assets to experiences that meet our clients' needs.

30 Jellicoe

ROSEBANK

Vacancy	Office space
899m²	Third Floor
	** Fully Fitted to premium specification, including full kitchen and showers.*
	** Existing Furniture & IT infrastructure and furniture can be structured into a deal.*
Gross Rental	R240/m²

- Brand new communal lounge areas and meeting rooms
- Back up generator & water
- 4 Star Green Rating
- Ti Amo food and coffee offering
- Signage opportunity
- Nearby retail amenities including The Firs
- Walking distance to Rosebank Gautrain station



Overview

30 Jellicoe is strategically situated on the corner of Jellicoe and Cradock Avenues in the heart of the Rosebank CBD, one of Northern Johannesburg's most desirable business nodes. The building is easily accessed from the M1 highway via the Glenhove off-ramp and is within walking distance of the Rosebank Gautrain station. It is conveniently located with access to all of Rosebank's shopping malls, banking facilities, restaurants and hotels.

The building is home to the likes of TymeBank, Standard & Poor, Novare and Convergence.

The office building design includes:

- Six levels of offices with four levels of basement parking.
- AAA grade spec and finishes throughout the building, particularly evident in the contemporary design of the lobbies and restrooms.
- Ideal building orientation to ensure optimal natural light within the office plate.
- Three access points to office areas ensure flexible tenant layouts, and easy circulation throughout the building.
- Detached louver walls for shading and external staircases are a striking feature of the modern architecture.
- Various green principles have been incorporated into the architectural design with energy efficient technology used in the electrical and mechanical features of the building.

Locality map





Third floor | 899m²



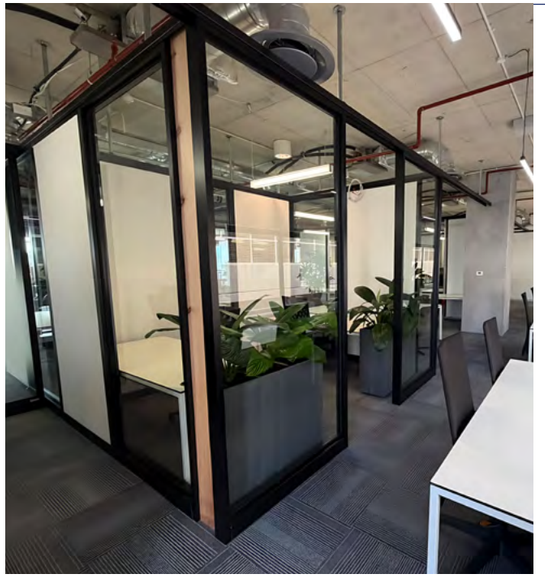
Internal Pictures | 899m²

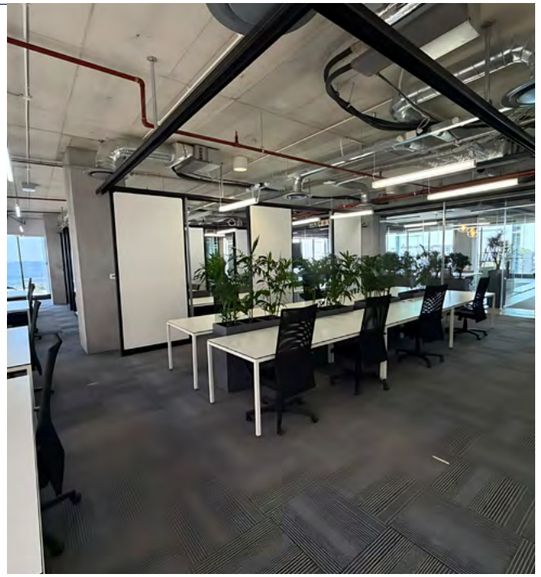
















Lounge area, shared meeting rooms & Ti Amo Coffee and Eatery









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