



# Woodmead North Office Park, Woodmead

Transform potential

 **Burstone**  
REAL ESTATE PARTNERS





## Transform potential

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.

# Woodmead North Office Park

WOODMEAD

Vacancy	Office space
2074m <sup>2</sup>	Building A   Free Standing
	<i>*Upper floors sub-divisible from c.350m<sup>2</sup></i>
612m <sup>2</sup>	Building C   First Floor
	<i>*Additional 85m storage/server room available @ R 80p/m<sup>2</sup></i>
Gross rental	R165.00/m <sup>2</sup>

- Access off Maxwell Drive from Waterfall and Woodmead
- Full exposure and direct frontage onto N1 Highway
- Full signage opportunity
- 24 Hour security controlled estate
- Full back up power and water
- 4 Star Green Rating & Solar installation
- Holiday Inn Hotel





## Overview

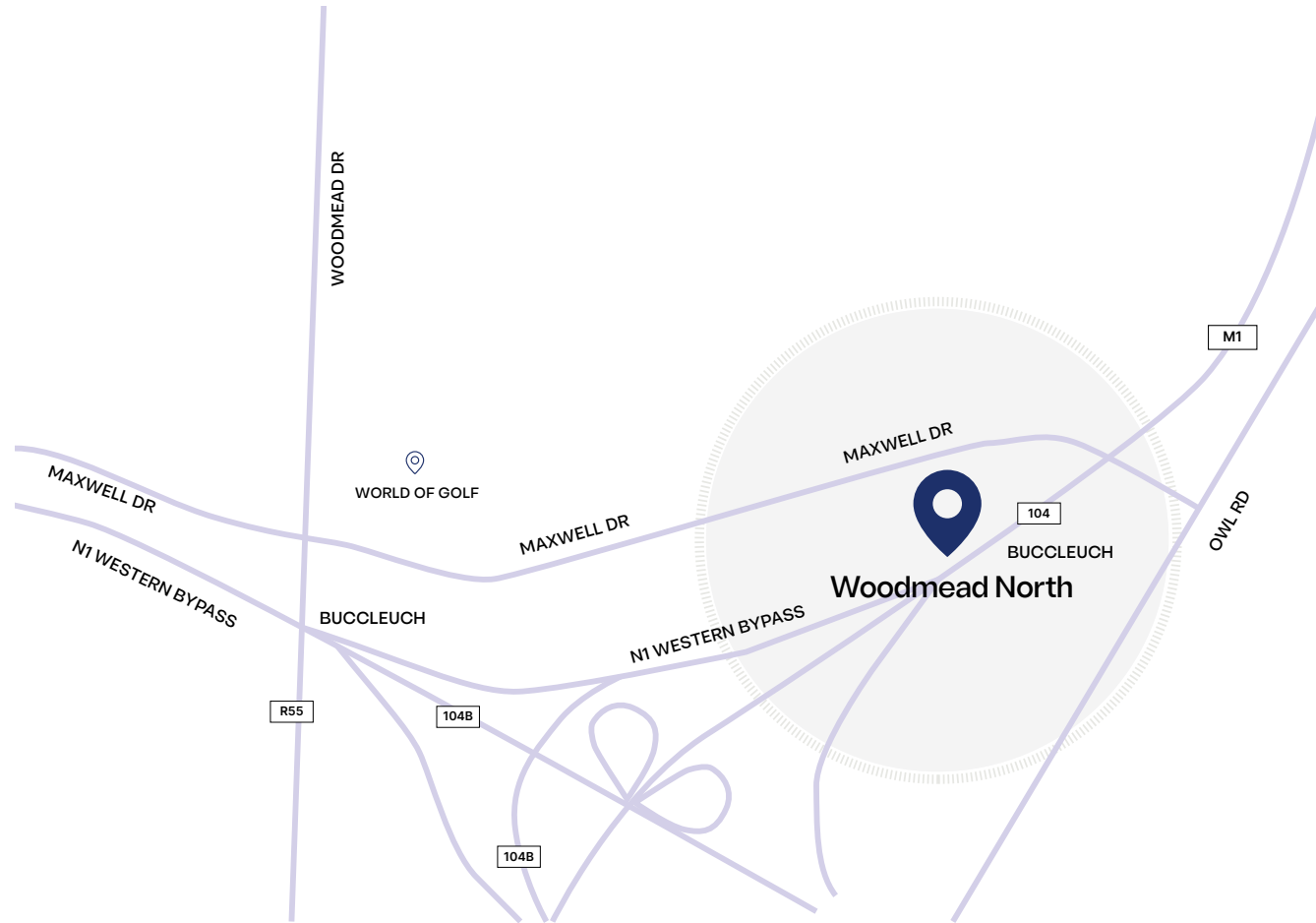
Maxwell Drive is well positioned in a sought-after location in Woodmead. The office park is easily accessible off Maxwell drive, being a secondary link between Waterfall and Woodmead. With prominent exposure onto the N1 highway, this allows for high visual presence and signage onto the primary arterial route between Johannesburg and Pretoria..

The office park consists of 3 free standing buildings, forming part of a larger office estate supported by 24-hour security access control. The buildings are of superior A-Grade quality, with central atriums receiving an abundance of natural light due to the modern glass architecture.

Multiple outdoor spaces allow for breakaway areas and ease of movement between the buildings. Each building has full redundancy measures with respect to generator and water capacity, with efficiencies supported by a 4-star green rating from the Green Building Council of South Africa. These efficiencies are complemented by a solar installation of 101kw.



## Locality map





## Building A | 2074m<sup>2</sup> | Conceptual Layouts



Ground Floor



First Floor



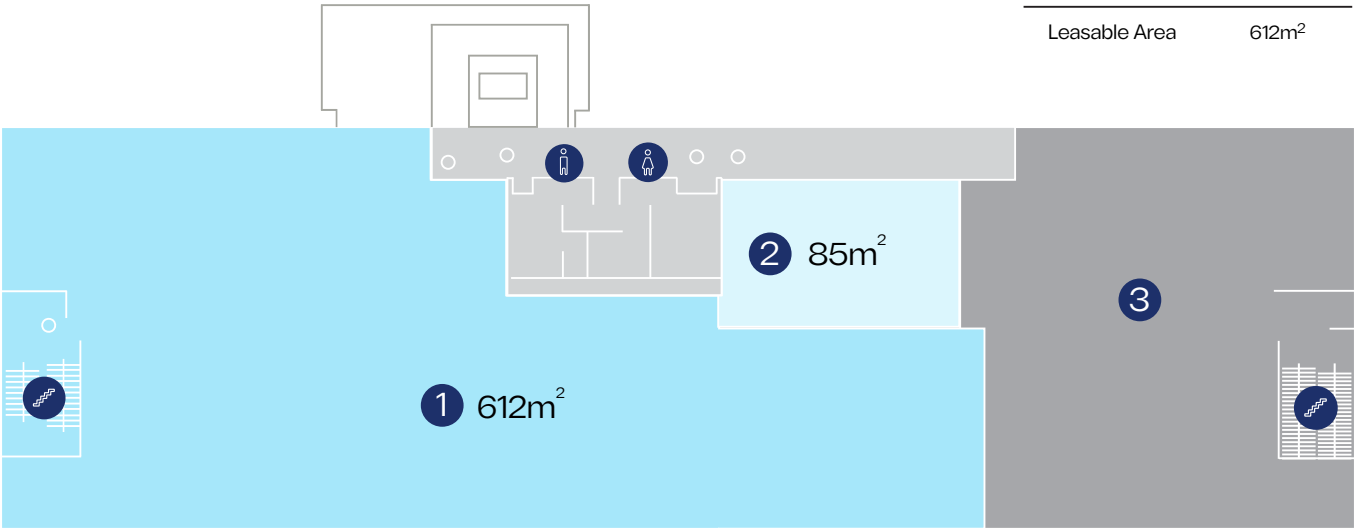
Second Floor

Building C | First Floor | Internals

Key

- 1 Vacant space
- 2 Storage/server room
- 3 Tenant space

Leasable Area      612m<sup>2</sup>





## Signage Exposure onto N1 Highway











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