



129 Patricia Road | Sandton



## Atholl Towers

Beautiful green office space in Sandton

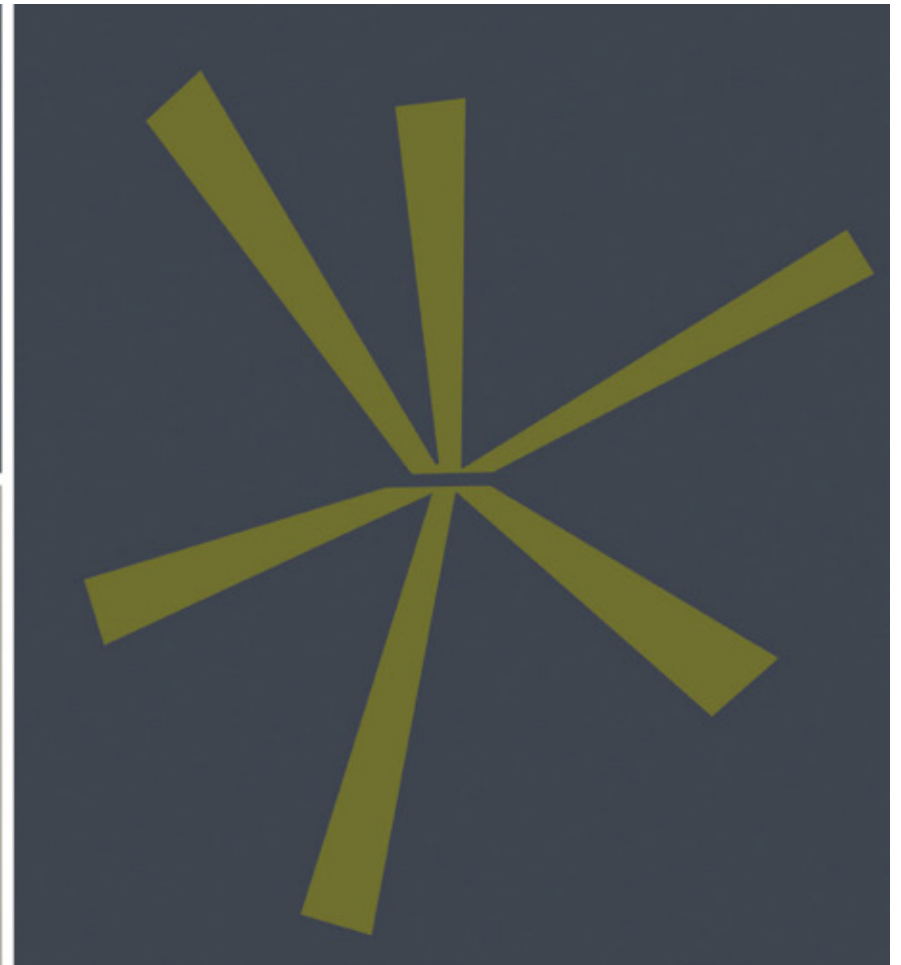


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**AVAILABLE FOR IMMEDIATE OCCUPATION**



**A 5 STAR GREEN STAR OFFICE DESIGN V1  
RATED PROPERTY IN A PRIME LOCATION**



# VIEW FROM KATHERINE STREET





## VIEW FROM PATRICIA ROAD



## LOCATION SNAPSHOT



Katherine Street is one of the main arteries into Sandton CBD



1.2km from Sandton CBD and Gautrain Station



Gautrain bus stop directly outside offices



Atholl Square retail centre 100m away with great restaurants and shops



Park Inn Radisson Hotel is directly adjacent



1.5km from the M1 Grayston interchange

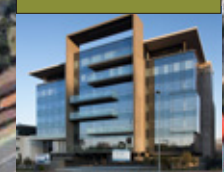


100m from proposed Bus Rapid Transport (BRT)





ATHOLL TOWERS







## **Indoor Environmental Quality**

Healthy, comfortable employees are more productive, which is why Atholl Towers is designed with optimal indoor environmental quality in mind. This is achieved through a focus on preventing airborne contaminants, as well as considering issues such as aesthetics, acoustics, lighting and electromagnetic frequency levels to maximise the health, safety and comfort levels of those working in Atholl Towers.



## **Energy Efficiency**

Atholl Towers is compliant with SANS 204 and includes a range of energy-conserving features such as double-glazing, insulation, central heat recovery and the latest OTIS GeN2™ elevators, making the building kinder to the planet and better for your operating expenses.



## **Load Shedding Proof**

The building has 500Kva generator designed to run all electrical services in the building except for air conditioning. This means that the building will not suffer during council supply outages or load shedding.



## **Air Conditioning**

Atholl Towers uses a state-of-the-art heat recovery VRV system that can be split into zones, each operated completely independently from one another. This provides the opportunity to run any zone in the system for any duration required.



**Water Shortage Proof**

Atholl Towers boasts water storage tanks for harvested and collected water with a capacity of over 40,000 litres. There are 10,000 litres of potable water stored in roof tanks and, in the event of the council cutting off water to the area, the taps and showers will be supplied by this potable water. In addition there is another 30,000 litre tank in the basement containing harvested water which is used in the toilets and urinals and which could last for a number of days in the event of water being shut off.

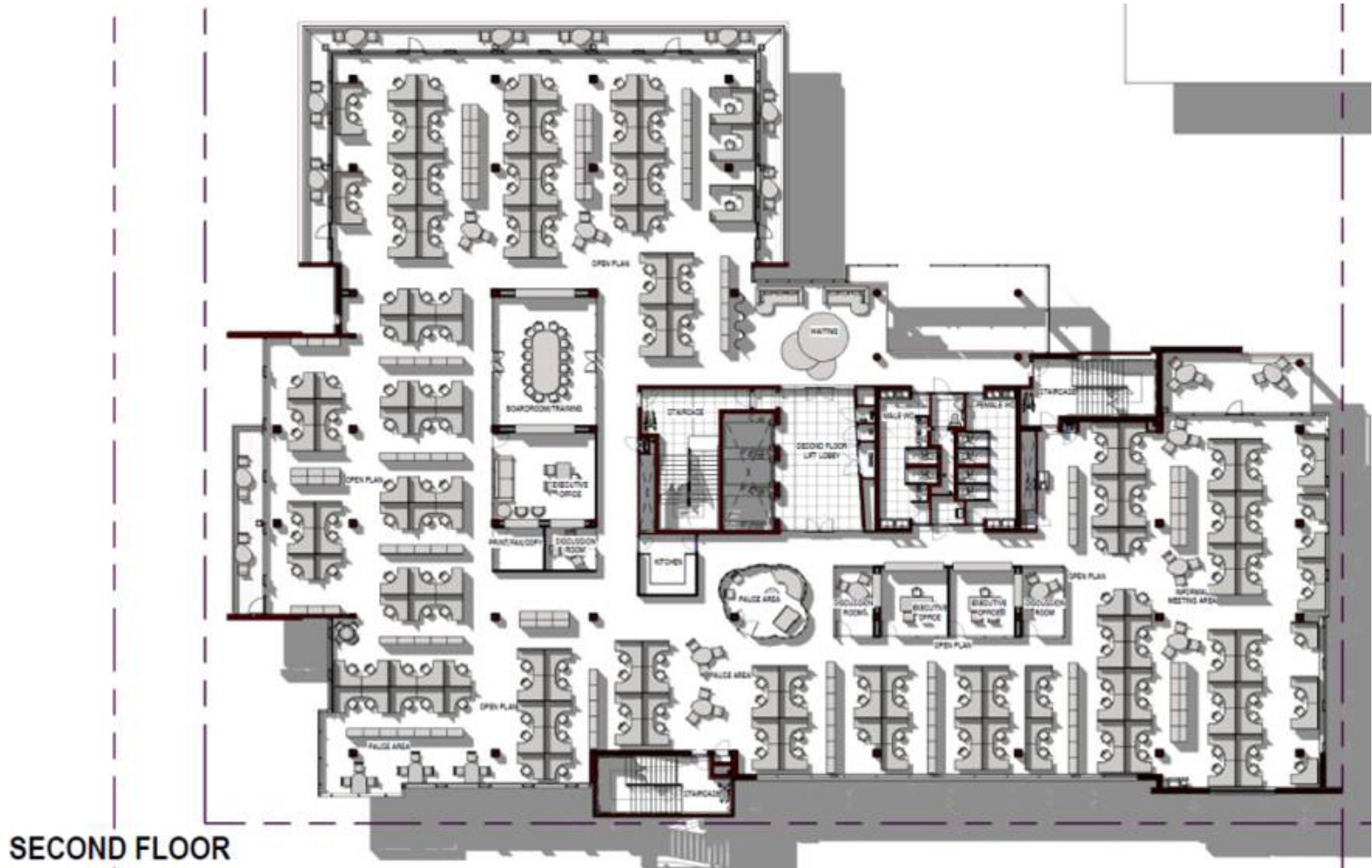
**Access Control and Security**

There is secure controlled access to the development from Patricia Road with pedestrian access from Katherine Street. Access tags are required to gain entrance to the common areas. There are CCTV cameras throughout all common areas in the building which provide 24 hour surveillance, giving tenants peace of mind.

**Parking**

The building has a total of 480 undercover and basement parking bays, consisting of five levels of basement parking. Cyclist facilities and dedicated parking bays for hybrid and energy efficient motor vehicles are included. Visitors' parking is located on the ground floor directly outside the main entrance to the building, including bays for disabled visitors.

# TYPICAL FLEXIBLE FLOORPLAN

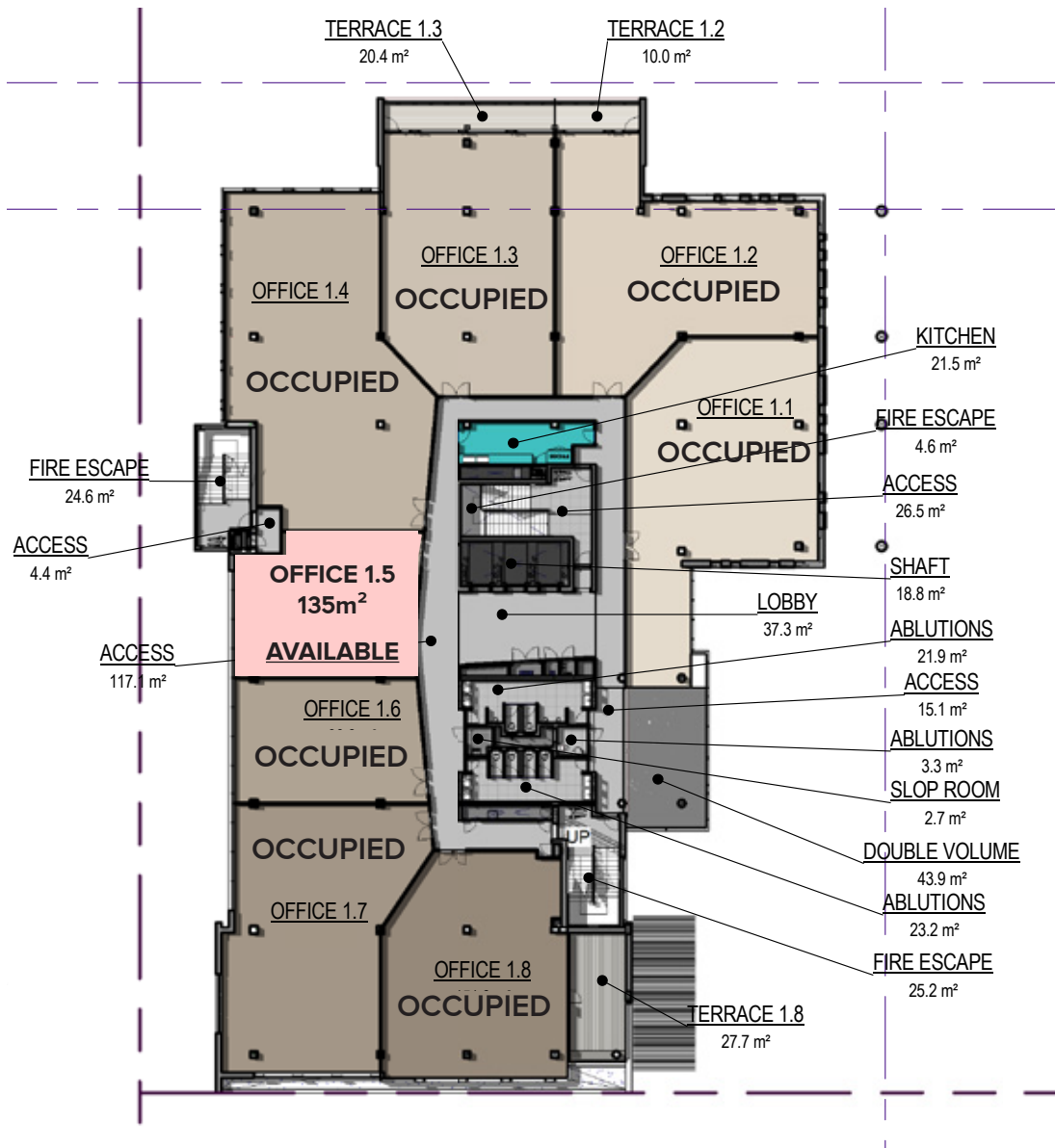




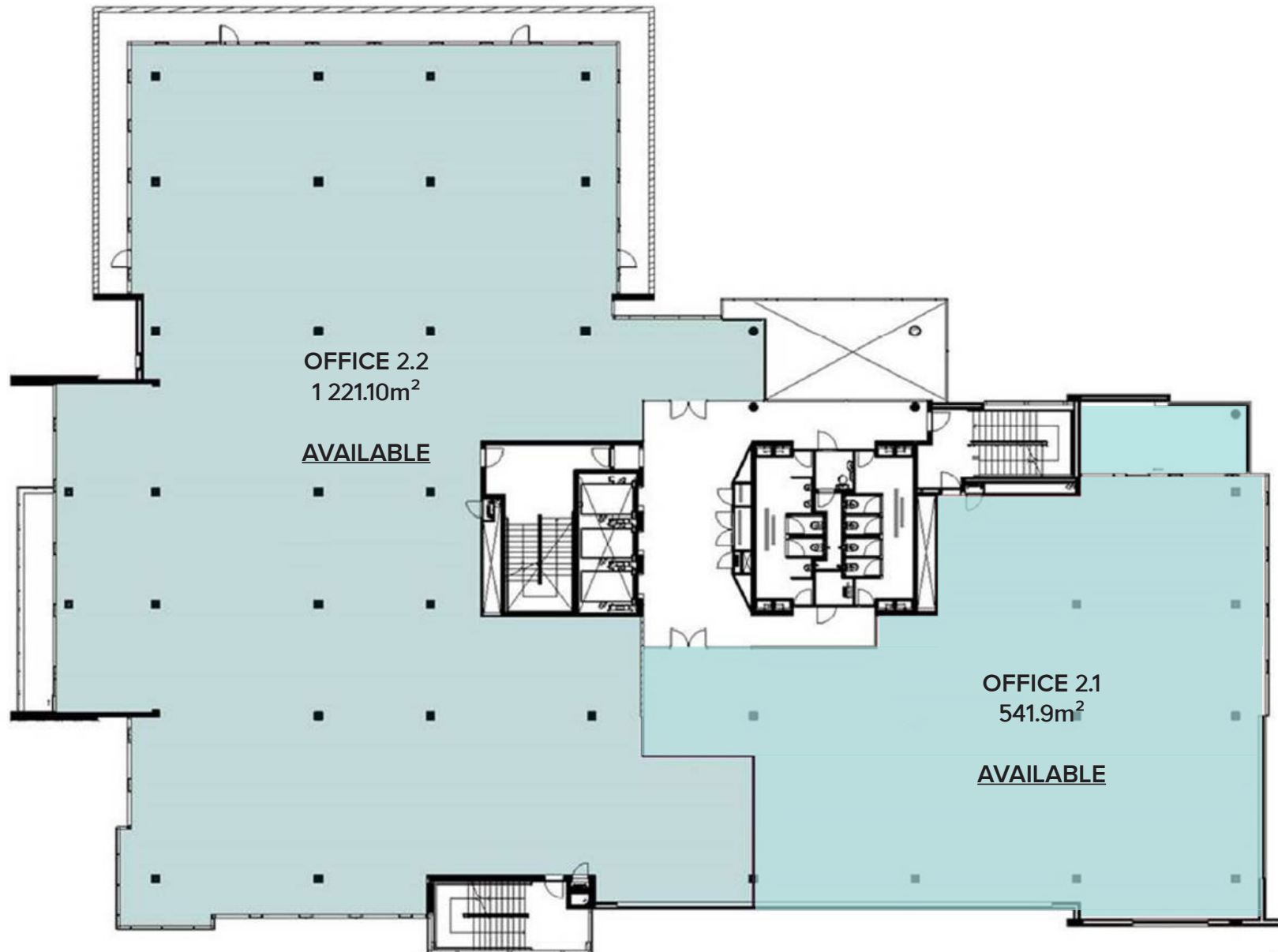


Area	Total Rentable Area	Net Rental p/m <sup>2</sup>	Parking @ R950/bay	Storage @ R75/m <sup>2</sup>	Balcony @ R55/m <sup>2</sup>	Installation Allowance/m <sup>2</sup> (5 Year Lease)	Ops Costs @ R50/m <sup>2</sup>	Gross Rental p/m
First (portion)	315m <sup>2</sup>	R120	15	On request	N/A	R1 500	R15 750	<b>R67 800</b>
Second (whole)	1 763m <sup>2</sup>	R120	83	53m <sup>2</sup>	103m <sup>2</sup>	R1 500	R88 150	<b>R388 200</b>
Third (whole)	1 758m <sup>2</sup>	R120	83	32m <sup>2</sup>	42m <sup>2</sup>	R1 500	R87 900	<b>R382 420</b>
Fifth (balance)	385m <sup>2</sup>	R190 GROSS	19	N/A	28m <sup>2</sup>	TBC	N/A	<b>R92 740</b>

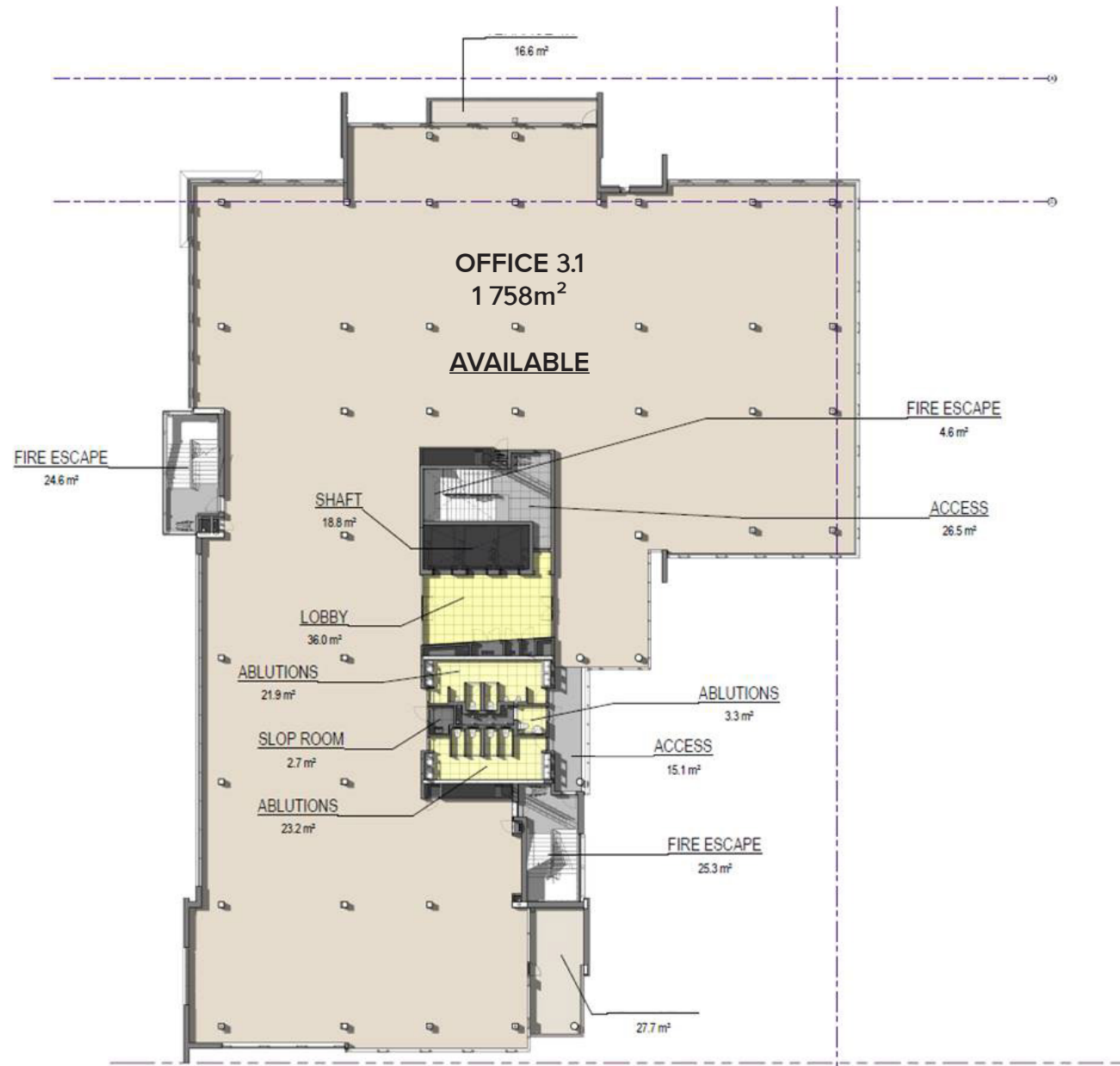
# 1<sup>ST</sup> FLOOR LETTABLE AREA PLAN



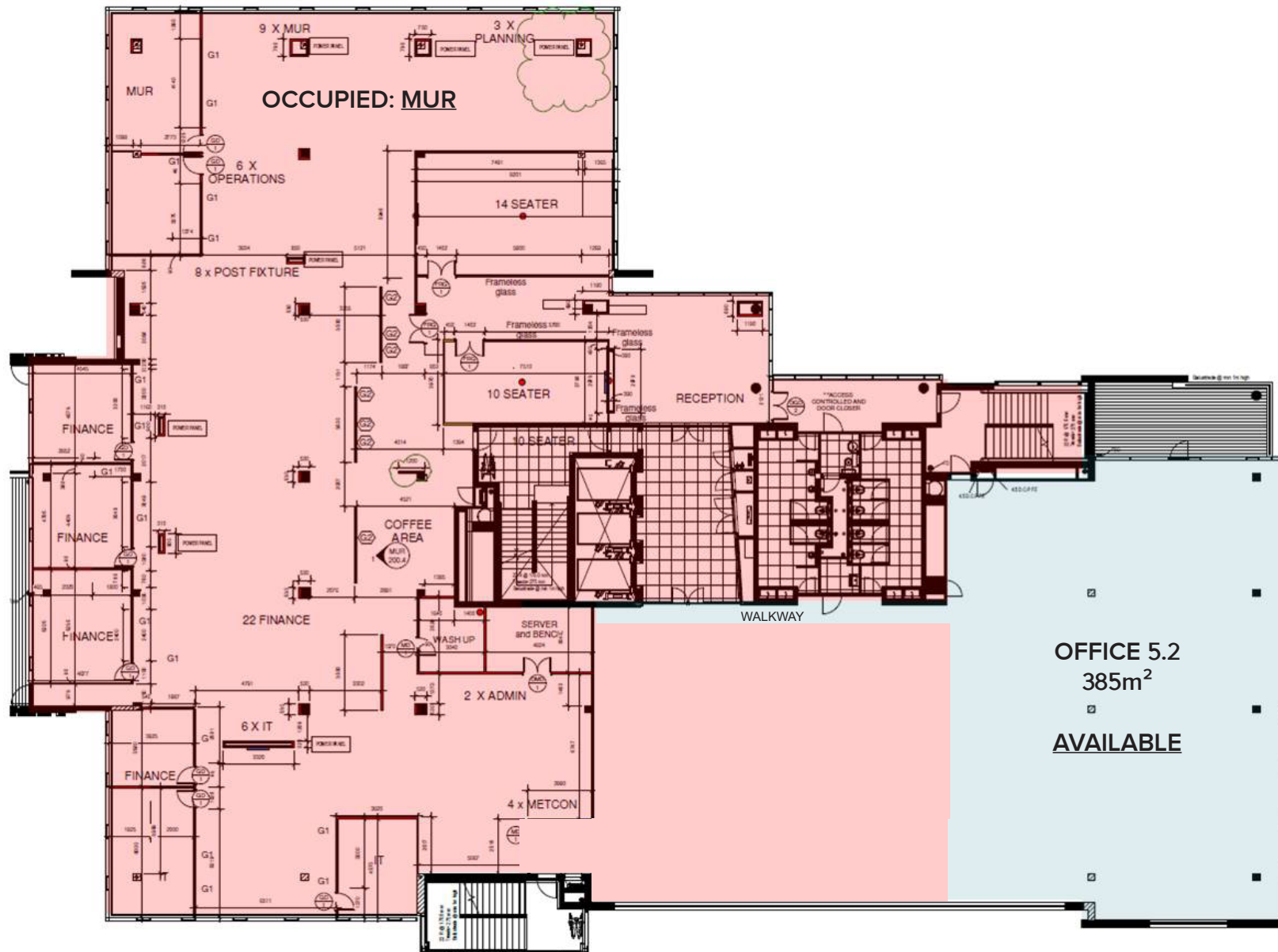




# 3<sup>RD</sup> FLOOR LETTABLE AREA PLAN







# INTERIOR DESIGN CONCEPTS



MUR Shipping and VWSA - Design by Giant Leap





# VIEWS OF THE CITY





GET IN TOUCH WITH US



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