

BRYANSTON TO RECEIVE NEW OFFICE DEVELOPMENT BOOST

Two significant new office property developments representing a combined investment of some R180m have been given the green light in Bryanston, following a bold decision by a group of developers to pre-empt power supply problems in the area by providing their own distribution cabling.



CULROSS ON MAIN, BRYANSTON

The developments will take shape on opposite sites on the corners of Culross and Main, Bryanston, backed respectively by Barrow Properties and a joint venture by Barrow Properties and Edge Properties, both seasoned participants in the niche office space market.

Barrow Construction, the main contractor in both instances, has begun site clearance for the R120m development for Barrow Properties known simply as “Culross on Main” which will comprise a six building office park in double storey, one basement parking configuration, designed by M-Architects, totalling 7,000m², targeting the rental market and available for beneficial occupation by September 2012.

This development is characterised by its contemporary design with landscaping providing a pleasing setting for the free standing buildings that range in size from 1,025m² to 1,338m². There will be ample parking in the ratio of 5 bays/100m² and the site will be fully secured and access controlled.

Work will also begin shortly on the site immediately opposite, with South entry from Culross, involving the R60m Barrow/Edge development.

This will be a single, 3,000m² building, dubbed “Corner Main” designed by Stauch Vorster with two storeys overlooking Main Road, and three over Culross, together with two parking basements, for sale by Sectional Title with beneficial occupation by September 2012.

The development will feature a distinctive L-shaped design with generous covered balconies and entertainment areas offering sweeping views in six sections of office space ranging from 290m² to 763m² with the option of merging areas to create larger, flexible floor space configurations to suit.

Generous parking bay ratios and dedicated storerooms are part of the purchase, with prices starting at R19 500/m² on a 'shell and core' basis.

Edge spokesperson Lawrence Azar says the development is an opportunity to acquire bespoke, energy efficient Sectional Title office space in a desirable location that is fully secured, CCTV monitored and access controlled. The landmark development will be the first Sectional Title office offering of this nature in Bryanston, he adds.

He notes that the developments are within the well established Bryanston business node with numerous local and corporate head offices, retail centres and malls and the Western bypass all within easy reach and within a few hundred metres of the nearest Gautrain bus station. Marketing of both developments begins shortly and there's reportedly already early interest.

Barrow Properties' Paul Barrow says the developments are in keeping with a tried and tested formula for providing affordable, niche, "AAA" grade office developments on strategic sites, close to all major amenities, which has resulted in numerous successful developments for both Barrow and Edge.

An intriguing aspect of the projects is the co-operative initiative to provide power cabling to the sites. Says John Barrow of Barrow Construction: "It's common cause that power supply problems are a bottleneck when it comes to new development. In this instance, there was in fact adequate supply available from an existing substation in Bryanston, but there was no distribution to the sites with a long waiting period before it could be provided. The installation of the distribution cable solved the problem."

FOR FURTHER INFORMATION CONTACT

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