



**WATERFALL
OFFICE PARK**



OFFICES TO LET/FOR SALE
RUSTENBURG

PROJECT INFORMATION

The Waterfall Office Park is a sectional title office development that will provide 18 001m² GLA (Gross Lettable Area) prime A-Grade office space, the first of its kind in Rustenburg. The office park will provide an opportunity for both the corporate company and the local entrepreneur within a secure and professional environment.

Conveniently situated in the most dynamic node in Rustenburg along the R24 (Johannesburg road), 300m south of Waterfall Mall and 500m south of the N4 highway, this prime location is highly visible and close to residential and retail amenities.

Waterfall Office Park will comprise of three storey buildings with basement parking and two storey buildings with covered parking as well as the convenience of a centrally located restaurant and a state of the art conference facility. The site layout maximizes market exposure while providing individual identity. Each building is designed in a flexible modular concept that incorporates security, natural light, low maintenance cost and energy efficiency.

The developer, Central Property Developments, aims to provide a sustainable development comprising of five distinctive designs that creates identity, as well as an interesting and complementary variety.

TYPE A

A three storey building, serviced by lift, with basement parking - **Total GLA 2074m²**

TYPE B

A two storey building with covered parking - **Total GLA 1119m²**

TYPE C

A two storey building with covered parking - **Total GLA 1135m²**

TYPE D

A two storey building with covered parking - **Total GLA 926m²**

TYPE E

A two storey building with covered parking - **Total GLA 1055m²**

Features include:

- Kitchens
- Covered patios, balconies and walkways
- Storage space
- Landscaped spaces
- Security fence and access control (security boom and CCTV)
- Wheel chair friendly
- Individual metering
- Road frontage advertising
- Restaurant
- Conference facility

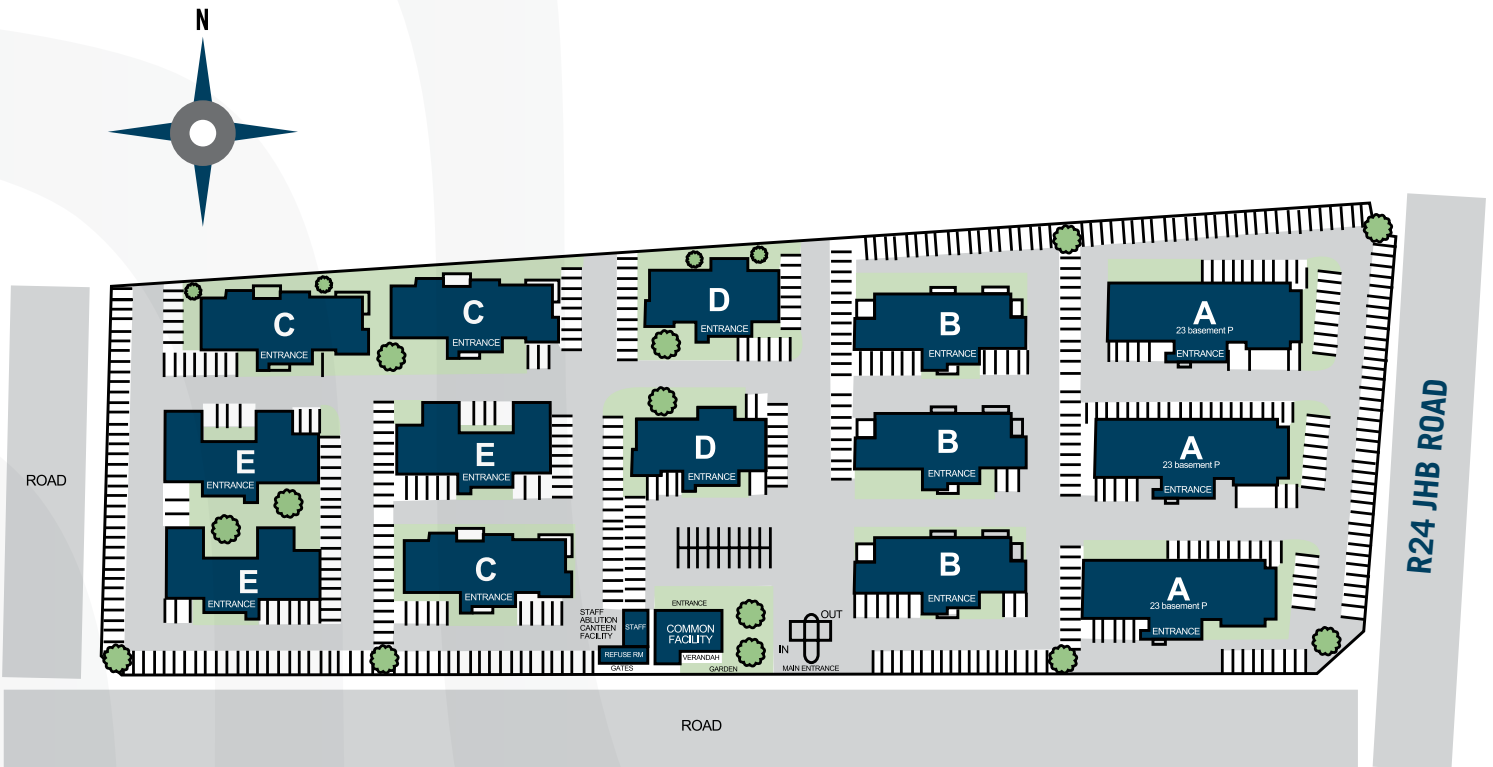
LOCALITY



AERIAL VIEW



SITE DEVELOPMENT PLAN



TOTAL GLA

GLA BLOCK ALL TYPE A'S = $2074\text{m}^2 \times 3 = 6222\text{m}^2$

GLA BLOCK B = $1119\text{m}^2 \times 3 = 3357\text{m}^2$

GLA BLOCK TYPE C = $1135\text{m}^2 \times 3 = 3405\text{m}^2$

GLA BLOCK TYPE D = $926\text{m}^2 \times 2 = 1852\text{m}^2$

GLA BLOCK TYPE E = $1055\text{m}^2 \times 3 = 3165\text{m}^2$

TOTAL = 18001m²

PARKING

BASEMENT PARKING = 69

COVERED PARKING = 164

OPEN PARKING = 397

TOTAL = 630 PARKING BAYS

CONFERENCE FACILITY = 150m^2

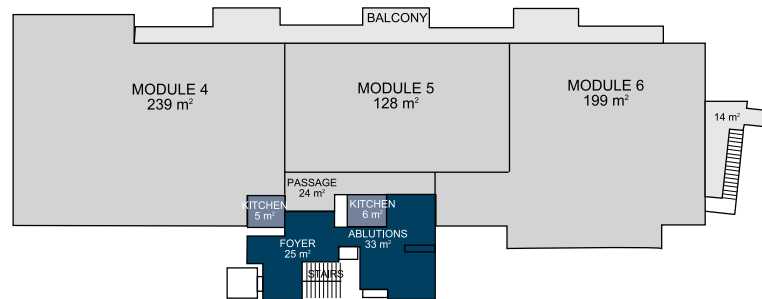
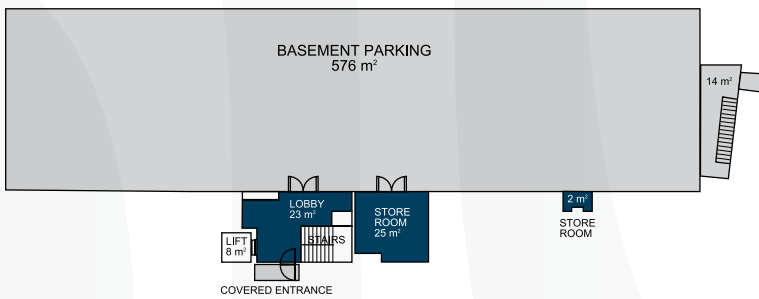
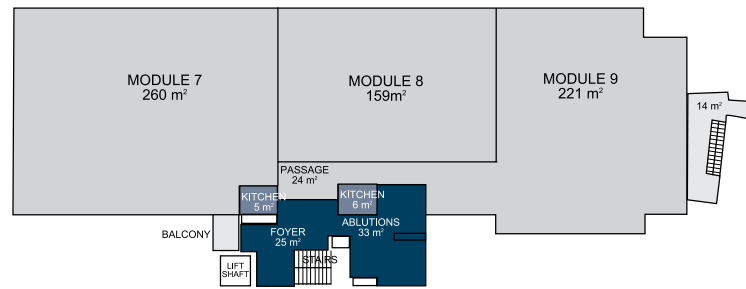
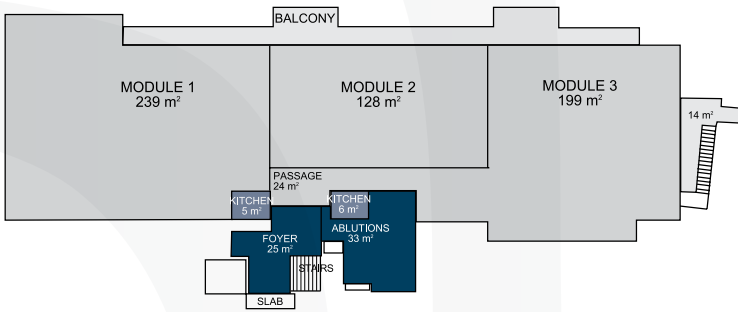
RESTAURANT = 150m^2

GUARD HOUSE = 50m^2

FLOOR PLANS

BUILDING TYPE A

TOTAL LETTABLE AREA = 2074 m²



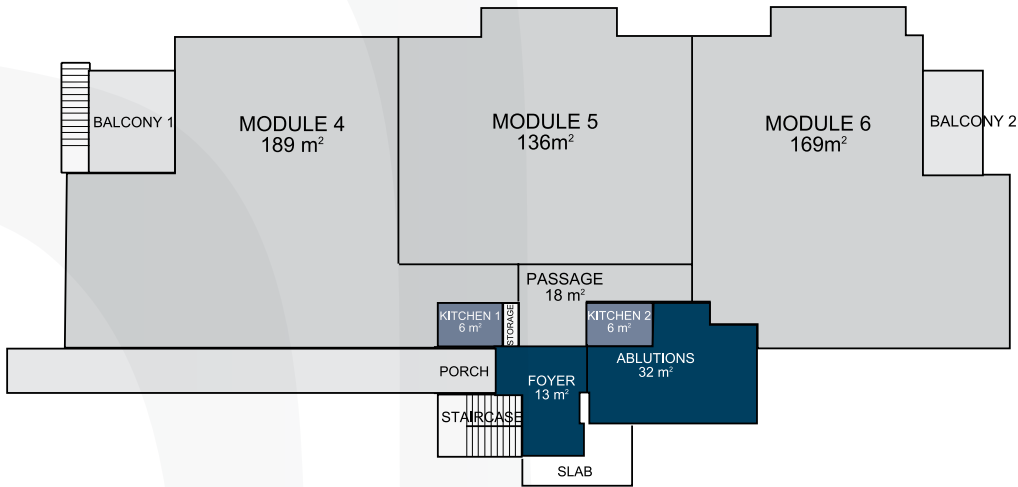
ARTISTS IMPRESSION



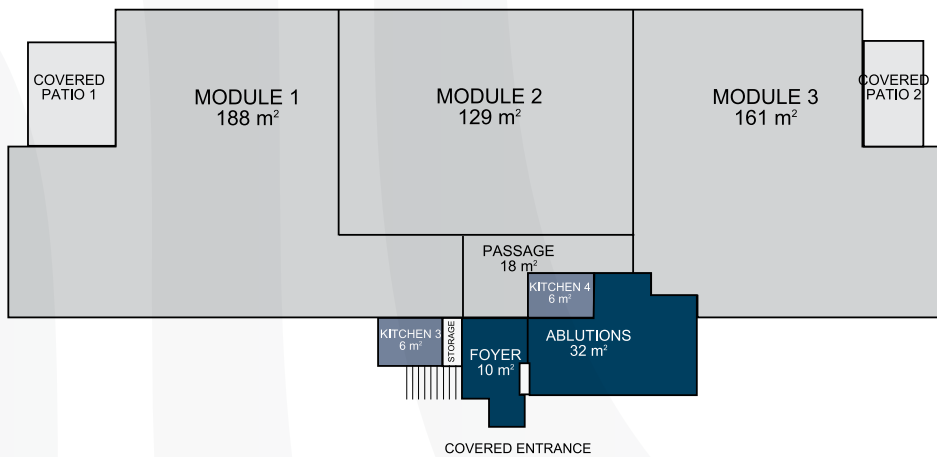
FLOOR PLANS

BUILDING TYPE B

TOTAL LETTABLE AREA = 1119m²



FIRST FLOOR PLAN
GLA = 569m²



GROUND FLOOR PLAN
GLA = 550m²

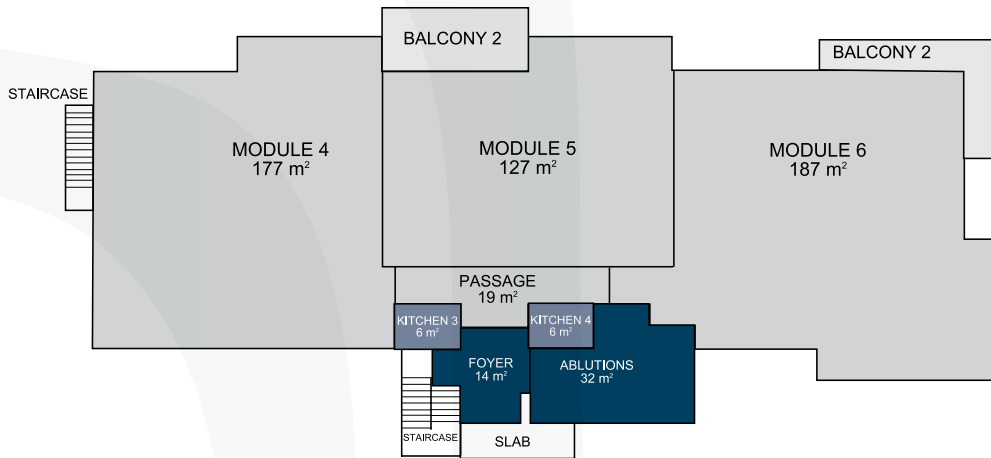
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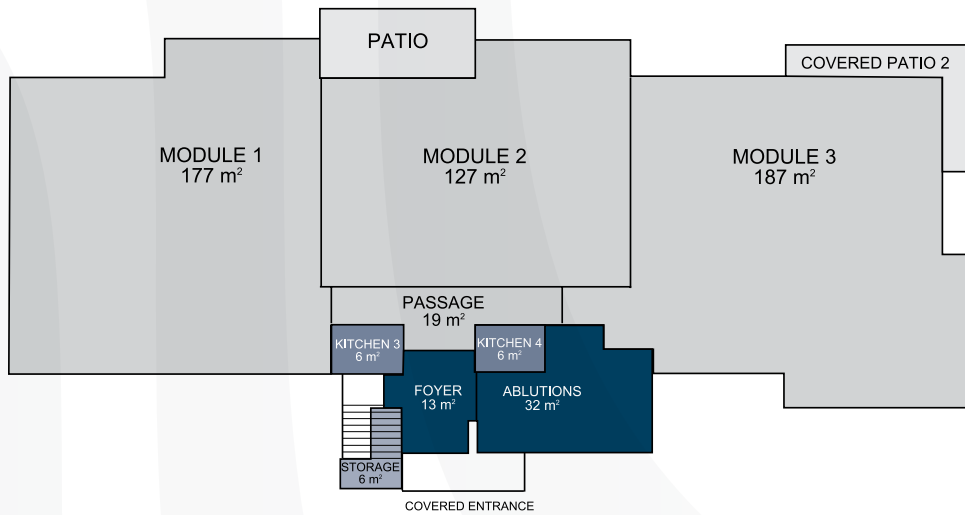
FLOOR PLANS

BUILDING TYPE C

TOTAL LETTABLE AREA = 1135m²



FIRST FLOOR PLAN
GLA = 568m²



GROUND FLOOR PLAN
GLA = 567m²

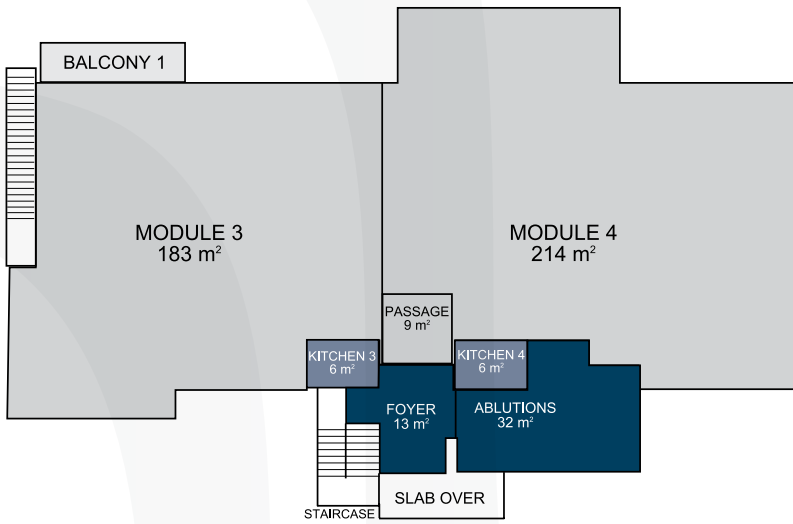
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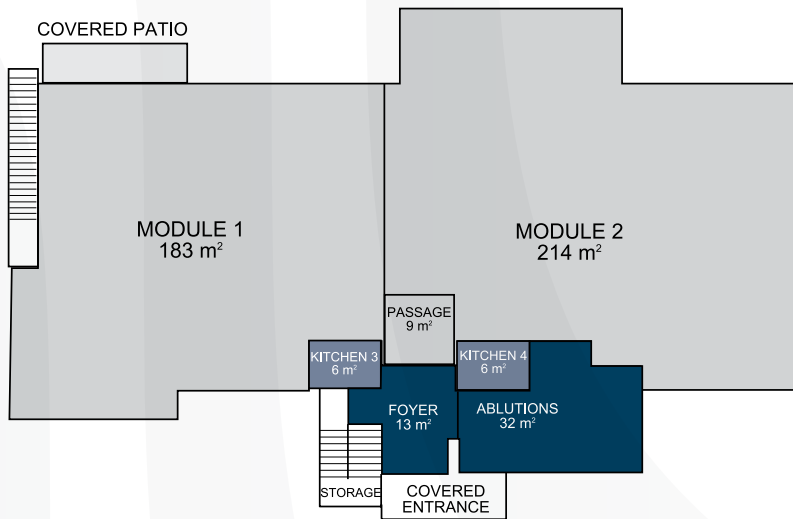
FLOOR PLANS

BUILDING TYPE **D**

TOTAL LETTABLE AREA = 926m²



FIRST FLOOR PLAN
GLA = 463m²



GROUND FLOOR PLAN
GLA = 463m²

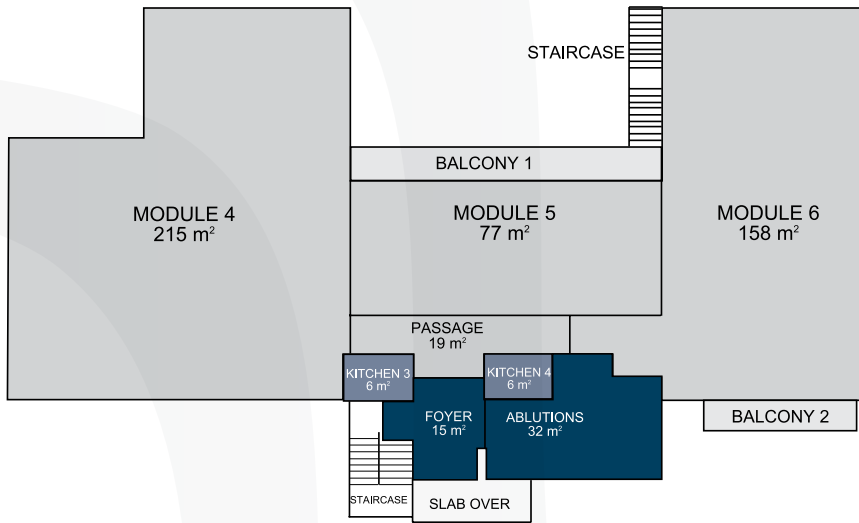
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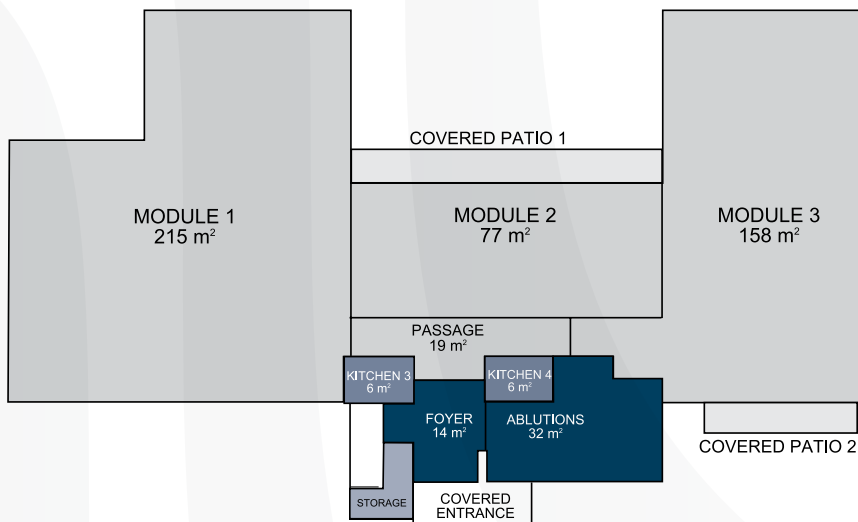
FLOOR PLANS

BUILDING TYPE E

TOTAL LETTABLE AREA = 1055m²



FIRST FLOOR PLAN
GLA = 528m²



GROUND FLOOR PLAN
GLA = 527m²

ARTISTS IMPRESSION





Property development with integrity.

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