

# A-Grade Office Sale Opportunity

1 Bavaria Road, Halfway House



A-Grade office building of approx. 4,000 sqm for sale in Halfway House, Midrand

For further information , please contact:

**Angus Murray**

[angus.murray@cbreexcellerate.com](mailto:angus.murray@cbreexcellerate.com)

Tel: +27 72 942 4973

**Nooraan Mahomed**

[nooraan.mahomed@cbreexcellerate.com](mailto:nooraan.mahomed@cbreexcellerate.com)

Tel: +27 76 315 2868

# Location & Environment

## The Site Surroundings

### Macro-Location

Strategically located close to the N1 highway and the New Road off-ramp, the Property is located in a thriving and dynamic mixed-use node in the heart of Midrand. Easy access onto the N1 highway in turn provides convenient access to Johannesburg to the south and Centurion and Pretoria to the north. The R562 to the north of the property provides onward access to the R21 and the East Rand area.

Midrand is a prominent mixed-use node home to major corporates such as BMW, Vodacom, Siemens, Johnson & Johnson, Bosch and MSD.

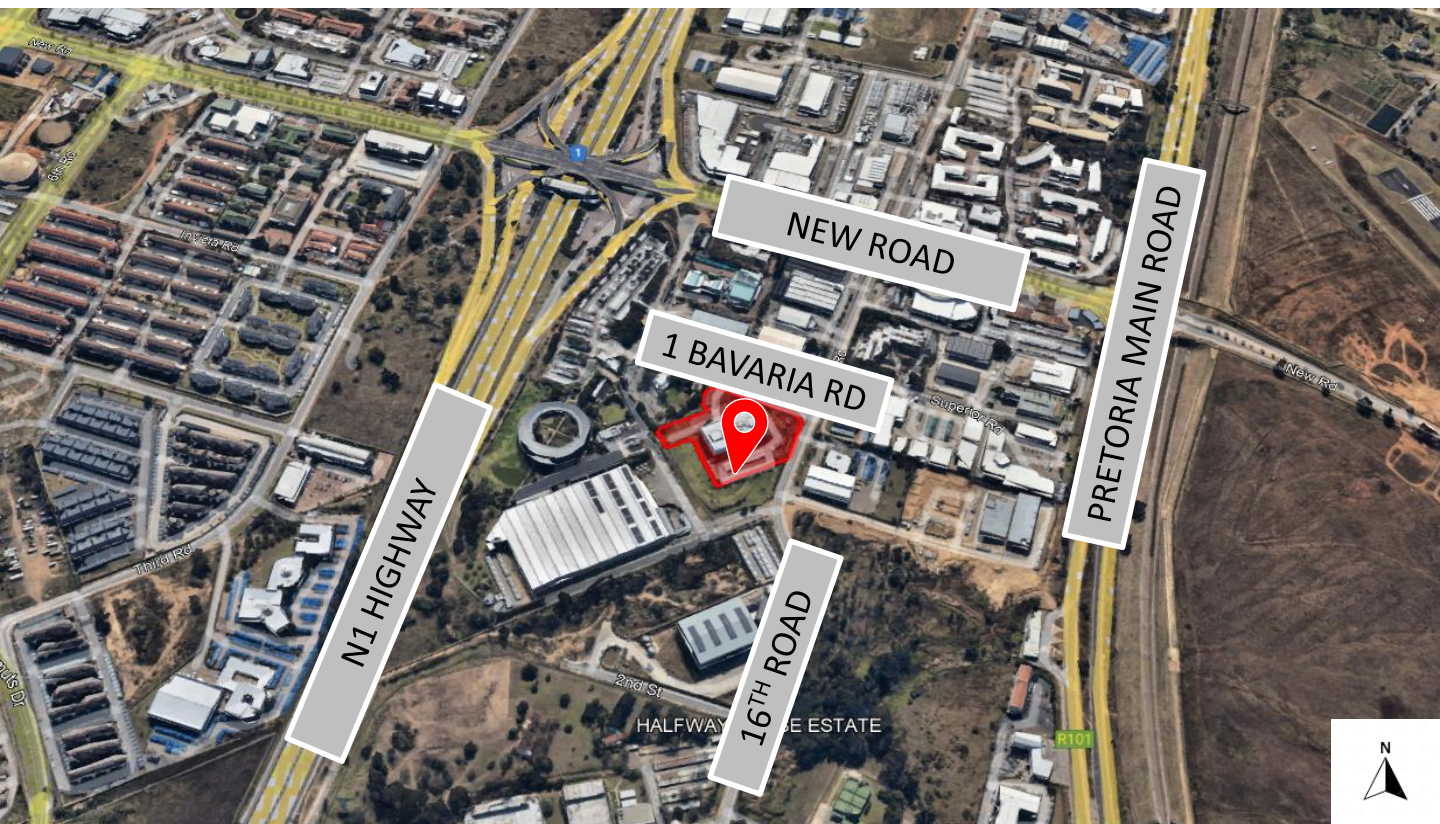
### Micro-Location

The Property is easily accessible from New Road and in turn 16<sup>th</sup> Road, which leads to Bavaria Road. The immediate vicinity comprises a mix of office, warehouse, retail and training / education uses, with occupiers in the immediate vicinity include BMW to the west, and MSD to the south.

The location is well serviced by public transport, namely the Gautrain bus service, mini bus taxis and public buses.

The Property is conveniently located:

- 1.8km from Grand Central Airport
- 2.0km to and from the N1
- 2.5km from the Midrand Gautrain Station



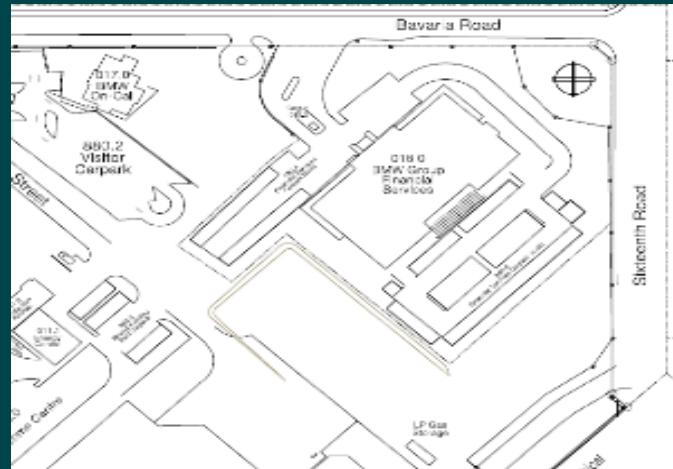


# Property Description

## Property Features

### Description

The Property comprises a standalone A-Grade office building of three storeys including two floors of fitted offices and basement parking. Well served by natural light throughout, other building features include two south facing balconies with far reaching views over Sandton and Johannesburg beyond, a large canteen area with the potential for a fully equipped kitchen, numerous meeting rooms and boardrooms, regular shaped layout with minimal columns, an existing 160KVA generator and generous quantities of car parking (5.5 bays per 100 sqm) and basement storage. The Property has been well maintained, currently benefitting from a good quality fit-out and with the existing furniture also potentially available, if of interest.



# Property Details

## Tenure, Size, Zoning and Pricing

### Tenure

The Property address is Erf 144 Randjespark Ext 17 and is within the City of Johannesburg municipality.

**Note:** The seller is sub-dividing the Property to create a separate Erf with associated separation of services.

The Property will be sold with vacant possession.

### Size\*

Rentable Area:  
Basement: 104.73 sqm  
Ground Floor: 1,981.50 sqm  
1<sup>st</sup> Floor: 1,828.69 sqm

**Total: 3,914.92 sqm**

Additional Areas:  
Basement Storage: 339.07 sqm  
Balconies: 348.84 sqm  
Basement Bays: 62  
Shade-cloth Bays: 126  
Open Bays: 30

### Zoning

The Property is zoned for "Special" in terms of the City of Johannesburg Land Use Scheme 2018.

### Floor Plans



### The Opportunity and Pricing

The Property presents an exciting opportunity to purchase an A-Grade standalone fully fitted office building with many beneficial features in the heart of Midrand, close to multi-nationals such as BMW and MSD. The Property could appeal to both owner occupiers and investors alike.

Due to the sub-division process required to separate the Property from the current Erf, the seller is open to various arrangements to sell the Property whilst accommodating the timeline for the sub-division process to complete.

For pricing expectations, guidance will be provided on request.

\*Note: All sizes and parking numbers are approximate and are to be verified and checked by interested parties as part of their due diligence process. The proposed sub-division may also alter some of the parking numbers due to confirmation of final demarcation.