

Bramley Building – 593 Louis Botha Avenue



TO LET at R69 per sqm gross for all the space. Subdivided will cost more

FOR SALE at R24 900 000 = R4900 per sqm GLA (Including basement)

Negotiable tenant installation allowance depending on rent, duration of lease & quality of tenant.

70% finance available for approved buyer



Contents

1. Property Description
2. Locality & Demographics
3. Map of the area

DEAN 082 38 99 777

Property description

Street Address	:	593 Louis Botha Avenue
Suburb	:	Bramley
City	:	Johannesburg
Erf Description	:	Erf 107
Erf Size	:	2831.9 m ²
GLA	:	5140,5 m ² (Includes Basement parking)

Zoning Information:

Use Zone	:	Business 1
Height Zone	:	Double Storey
F.A.R	:	1.2
Coverage	:	91%
Building line	:	5 meters along street frontage

Parking	:	Basement parking 83 bays Open parking 26 bays
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Locality & Demographics

Bramley is a suburb within Region E of Johannesburg.

Region E is home to many of Johannesburg's older established suburbs that lie along Louis Botha Avenue, the old main road between Johannesburg and Pretoria. There are a variety of established residential areas in the region, from the large expensive homes of Houghton Estate, Saxonwold and Bryanston in the north, to the middle-income areas of Sandringham and Lyndhurst in the east and Linksfield in the centre. To the south, Orange Grove, Bezuidenhout Valley and Malvern are in transition, thanks to their proximity to the inner city.

Alexandra lies around the corner. a Small but densely populated area which is undergoing a radical face-lift, with efforts to de-densify it, introduce proper street signage and lighting and prevent encroachment along the banks of the Jukskei River.

Bramley offers easy access to the M1 freeway. Phase 1C of the Rea Vaya Bus Rapid Transit (BRT) route is proposed to have three transport interchanges and ten new stations.

The three Interchanges will be at Sandton, Alexandra and Westgate where a number of station modules will be clustered together and there will be integration with other modes of transport, including walking and cycling. The new proposed stations will be at Hillbrow, Grafton/ Yeoville Bellevue / Kes, Louis, Doll House, Balfour, Corlett, **Bramley**, Wynberg, Athol and Sandton City.

The Bramley station will be situated in front of our building.

Bramley is situated close to the following suburbs with information based on census 2011 if available:

1. Alexandra (4,8km) – Total population of 179624 with 63737 households
2. Sandton(6,2km) – Total population of 222415 with 94343 households
3. Norwood(5,3km), Highlands North(2,6km), Waverley(2,2km), Kew(2,4km)
Fairmount(4,5km), Houghton Estate(6,9km)

Situated on the corner of Louis Botha avenue and Forest Road, a block away from the very busy Corlett Drive, the building offers fantastic advertising possibilities giving our tenant very good exposure.

Maps of the area

