



27 HALL STREET

MARSHALLS TOWN EXT 2, JOHANNESBURG

OWNER: THE JOHANNESBURG LAND COMPANY (PTY)LTD.

70 Fox Street, 12TH Floor

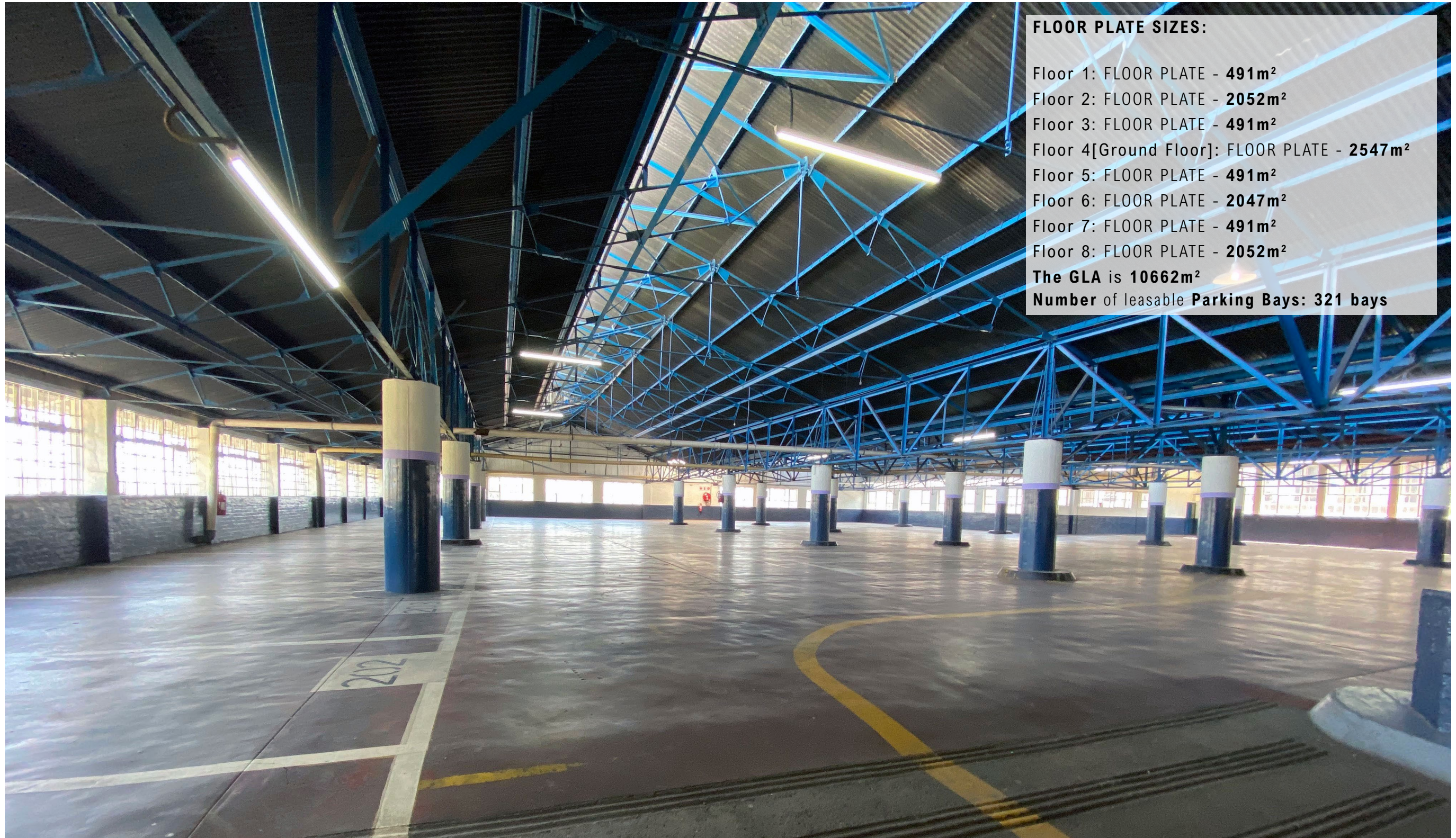
Marshalls Town

Johannesburg

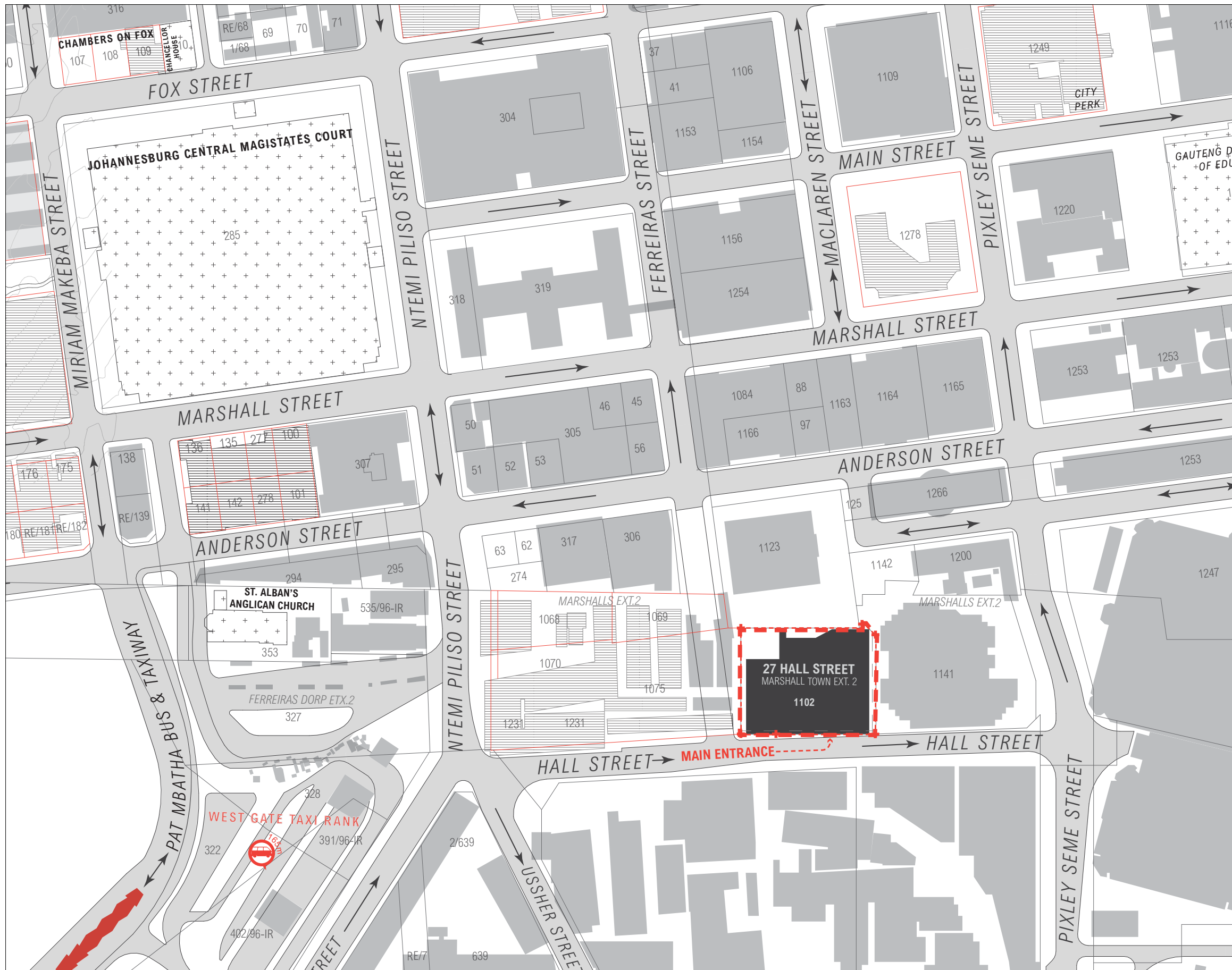
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website: www.jhbland.com





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1. LOCALITY + GENERAL INFORMATION

The 27 Hall Street building is located on Hall Street, with the main entrance at ground floor.

The building is in close proximity to the main transport nodes within the central business district, including: Westa Gate [bus & taxi routes and ranks], and Rea Vaya/BRT. It is also situated close to main transport routes such as the M1 [De Villiers Graaff highway] linking the north and south of Johannesburg, and the M2 [Francois Oberholzer Freeway] linking east and west.

Other attractions and amenities within the vicinity of the building include: The Johannesburg Central Magistrates Court; the Johannesburg Central Police Station, the 1 Fox Events sheds and a variety of heritage sites within central Johannesburg.

LEGEND:

-  MAIN TRANSPORT ROUTES
-  REYA VAYA/BRT ROUTES
-  PROXIMITY OF NEAREST REA VEYA BUS STOP & TAXI RANKS FROM 27 HALL STREET
-  SITES OF SIGNIFICANCE & HERITAGE SITES
-  JHB LAND OWNED PROPERTIES

2. BUILDING FEATURES

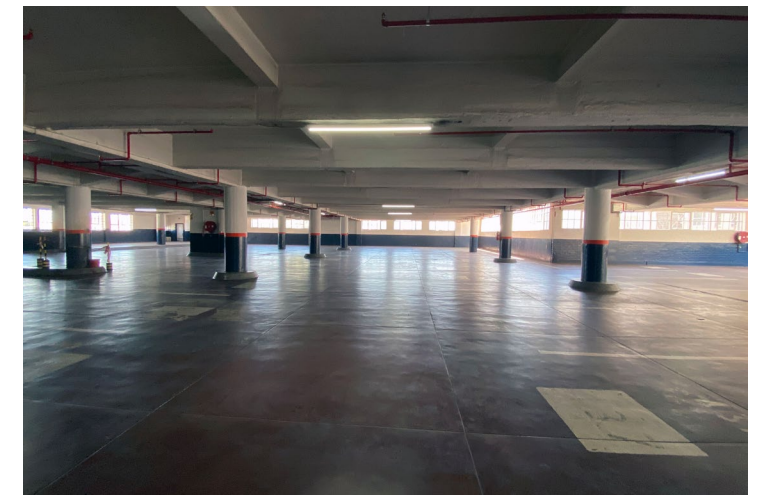
FEATURES

27 Hall Street is an Eight story parkade which hosts 321 parking bays.

There is an existing registered servitude, located on the East side of the building.

There are two courtyards on the 27 Hall Street site. These are accessible from the 6th and 8th floor parking levels.

The Ground floor and 2nd floor include a portion of residence and storage space respectively. These areas are isolated and are situated on the southern side of the building.



3. TECHNICAL INFORMATION

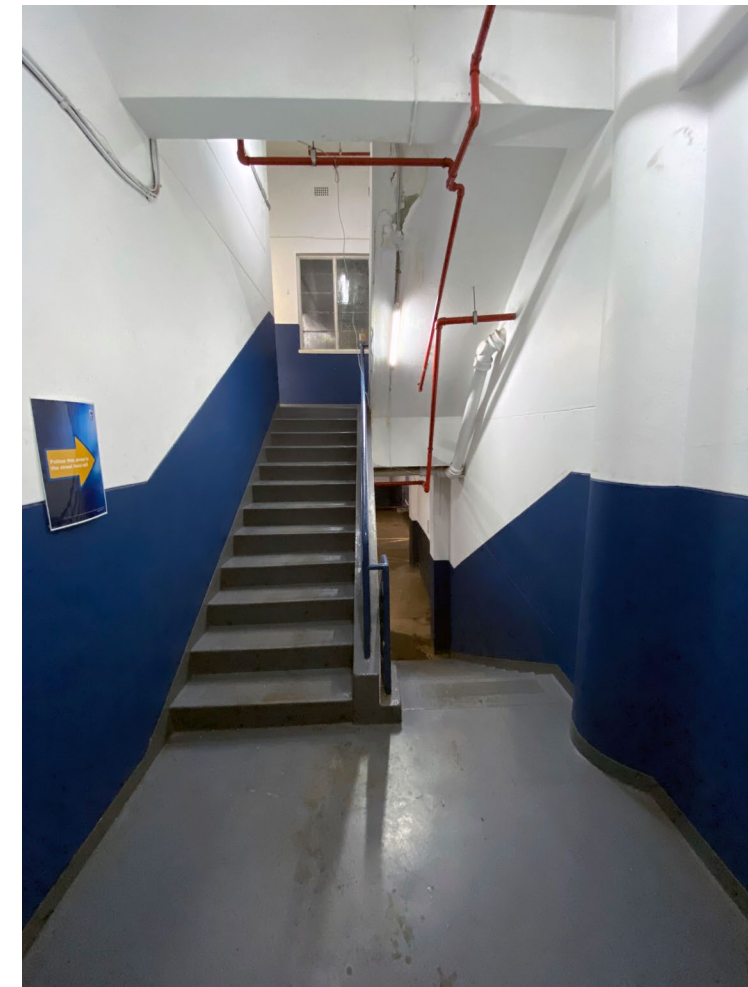


CONSTRUCTION

The structure of the building consists of concrete columns and beams with Brick infills.

The Roof trusses are steel with corrugated iron sheet coverings. The sheets are attached to the roof trusses with hook bolts.

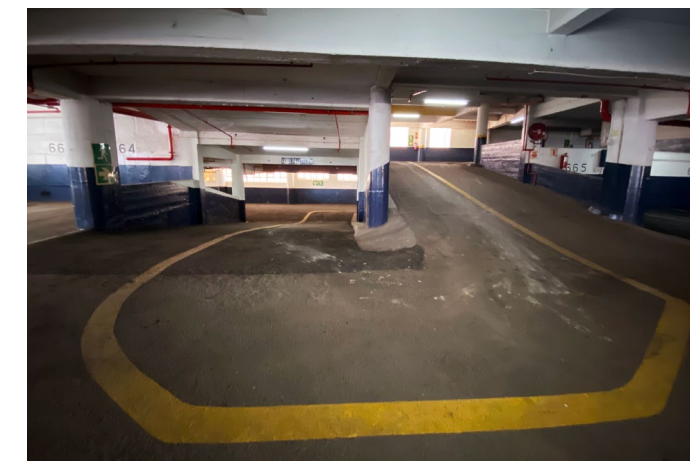
The floors on each level are polished concrete, with levels 6 to 8 having a tarred surface.



CIRCULATION

There are three fire escapes found in the building, two are external and one is internal. The internal stair case serves as the main pedestrian route to each floor of the parkade.

A series of ramps is used as the main vehicular route from floor to floor.



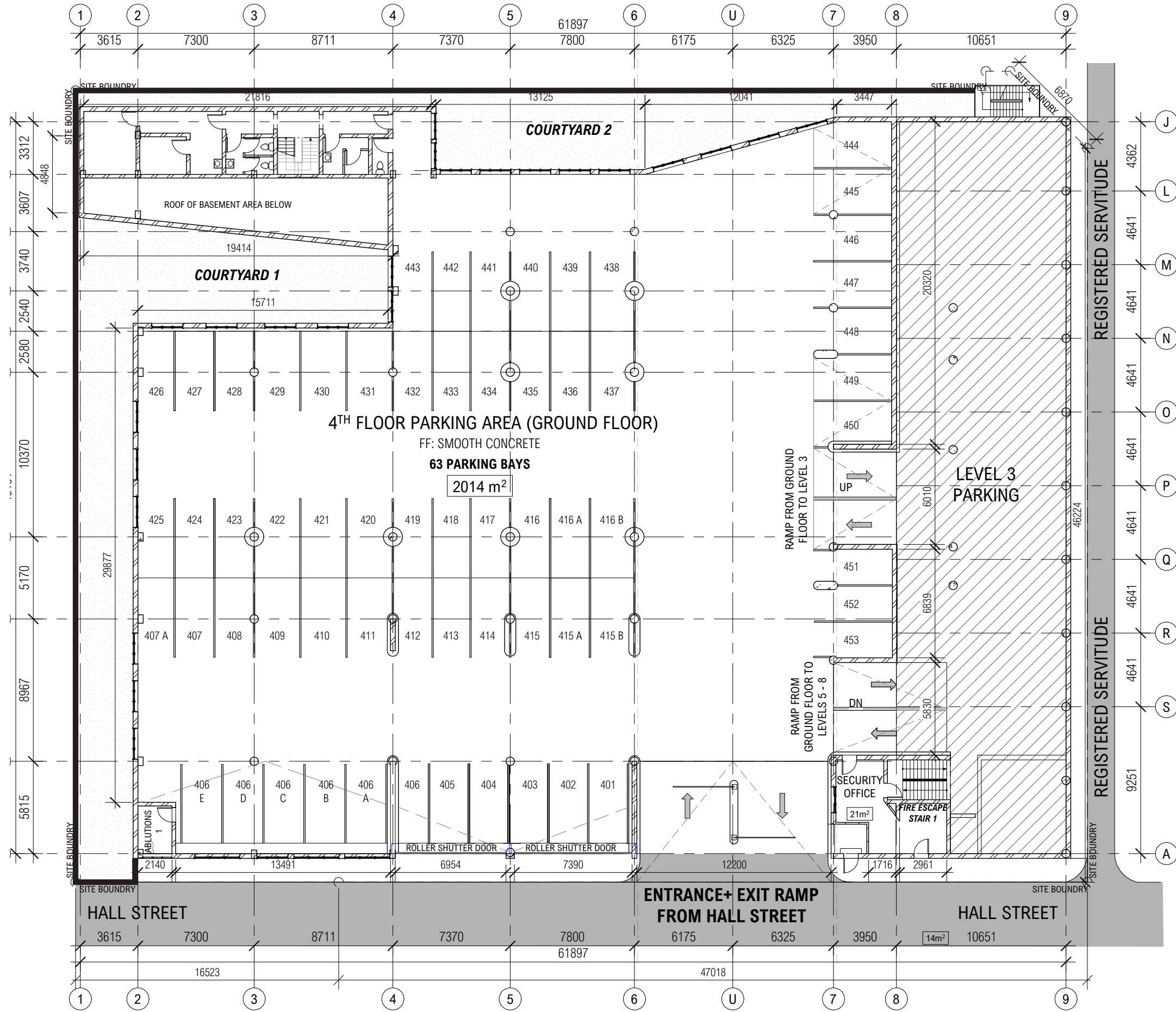
BASIC SERVICES

Ground floor serves as the main point of access to the building, There is a security officer situated at the main entrance as well as a security boom to monitor access.

A 5Kva Generator supplies power to lighting during loadshedding.



4. FLOOR PLANS



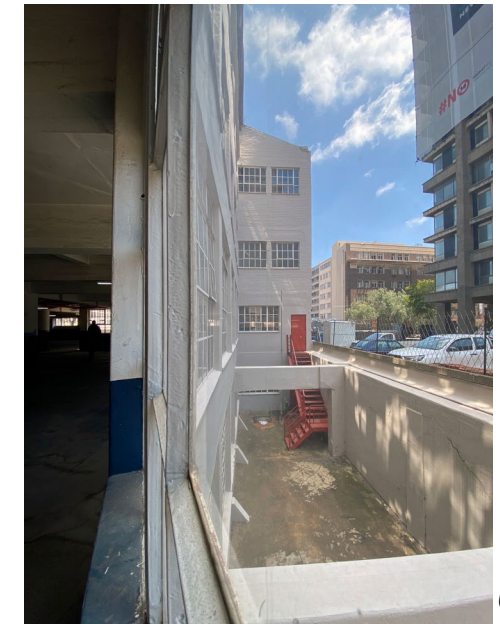
GROUND FLOOR PLAN



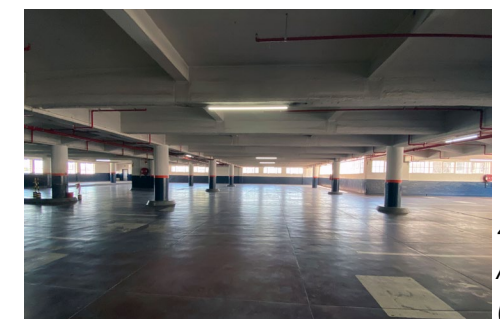
ENTRANCE + EXIT FROM HALL STREET



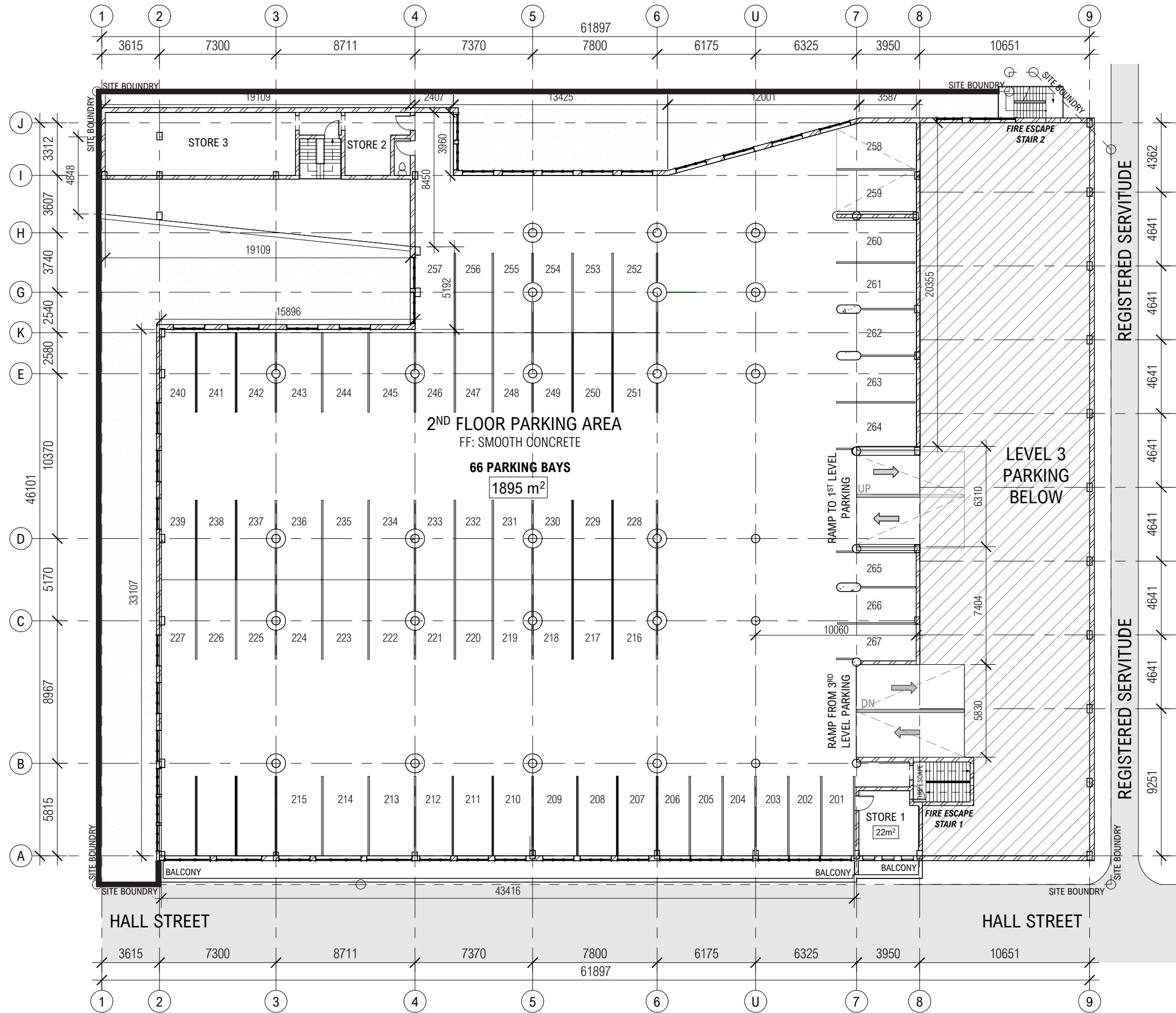
COURTYARD 1



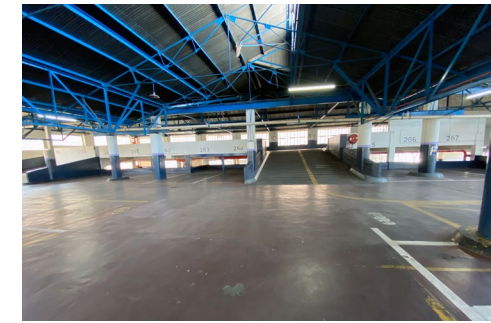
COURTYARD 2



4TH FLOOR PARKING AREA (GROUND FLOOR)



2ND FLOOR PLAN



2ND FLOOR PARKING AREA



STORE 1