



70 FOX STREET

MARSHALLS TOWN, JOHANNESBURG

OWNER: THE JOHANNESBURG LAND COMPANY (PTY)LTD.

70 Fox Street, 12TH Floor

Marshalls Town

Johannesburg

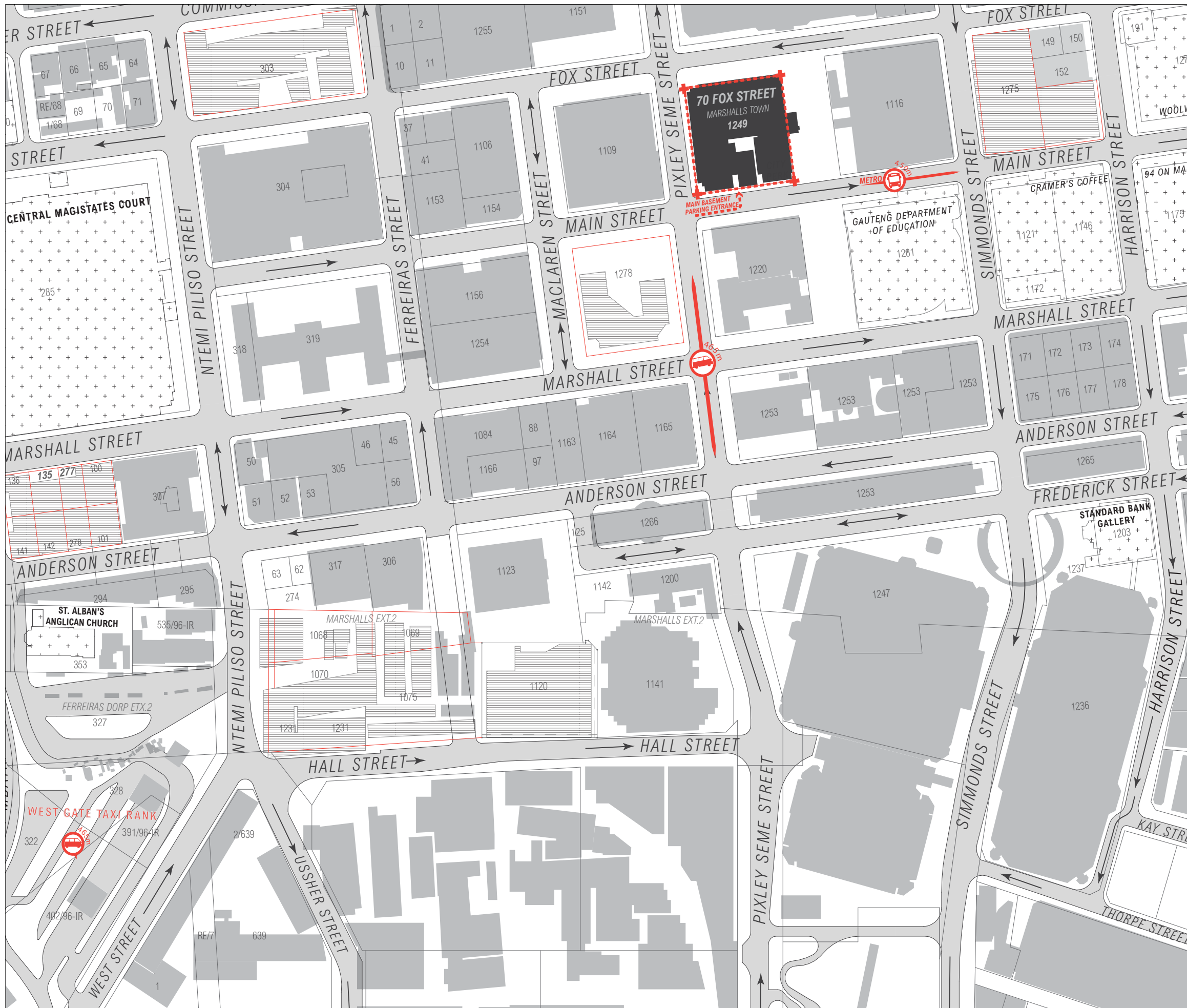
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website: www.jhbland.com





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1. LOCALITY + GENERAL INFORMATION

The 70 Fox Street building is located on the corner of Pixley Seme Street and Fox Streets, the main entrance being on Hollard Street which is pedestrianised. The Basement ingress and egress is off Main Street. The building is situated within the South Western Improvement District [SWID], which offers additional security and cleaning services rendered by the private sector.

The building is in close proximity to the main transport nodes within the central business district, including: West Gate [bus & taxi routes and ranks], Rea Vaya/BRT and the Gandhi Square Metrobus station. 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 Rand Club, The Standard Bank Gallery, The Reef Hotel and a variety of Fast Food Chains, Coffee Shops and General Stores.

LEGEND:

 MAIN TRANSPORT ROUTES

 REA VAYA/BRT ROUTES

 JOBURG METROBUS

 PROXIMITY OF NEAREST REA VAYA BUS STOP & TAXI RANKS FROM 70 FOX STREET

 SITES OF SIGNIFICANCE & HERITAGE SITES

 JHB LAND OWNED PROPERTIES

2. BUILDING FEATURES

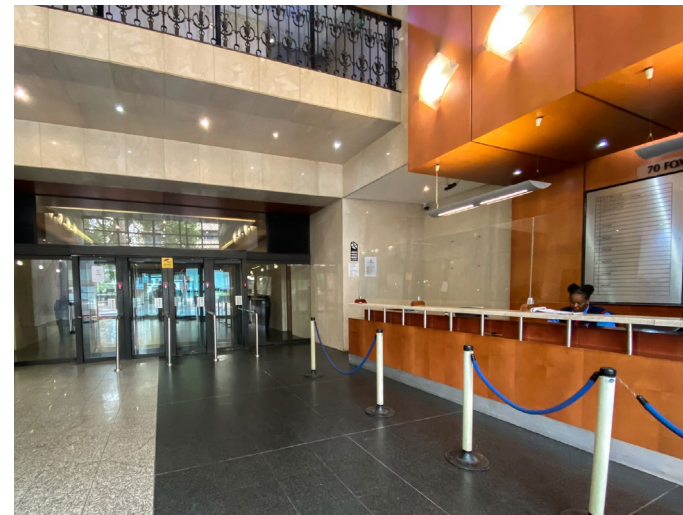


FEATURES

70 Fox Street is a commercial office block consisting of 13 floor levels and 2 Basement parking levels.



The double volume Entrance Foyer hosts a reception and waiting area and is secured by access control, as well as a security officer at the reception desk.



The minimal column design of floors and generous floor plates allow for efficient use of floor areas.

Each floor has a small kitchen and store room near the core of the building.



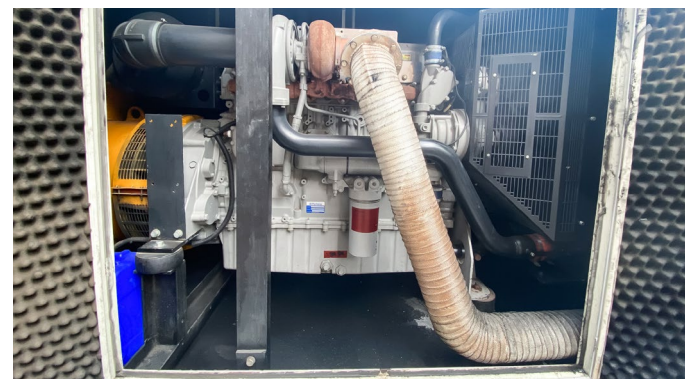
3. TECHNICAL INFORMATION

POWER SUPPLY:

3 Phase power is reticulated up to distribution boards situated North and South on the floors, whereafter power is distributed across the floors via power skirting along the base of the perimeter walls.

EMERGENCY POWER:

Emergency power is supplied by 2 Generators, each providing power to the East and West electrical risers [350Kva & 400Kva respectively]. Emergency power is provided to all lighting and power outlets during an outage. This excludes air conditioning since perimeter windows can be opened should outages occur.



LIFT CAPACITY:

Two lift banks each consisting of 3 lifts per bank serve the entire building [Lower basements up to 12th floor]. A separate goods lift located off the South Western staircase provides transportation for all building service related activities.

CAPACITIES PER LIFT:

Passenger: 1136kg[16] Goods: 910kg[13]



AIR CONDITIONING:

The building is predominantly equipped with wall mounted console units fixed to the perimeter walls directly below the windows. These units also provide heating during winter.

POTABLE WATER:

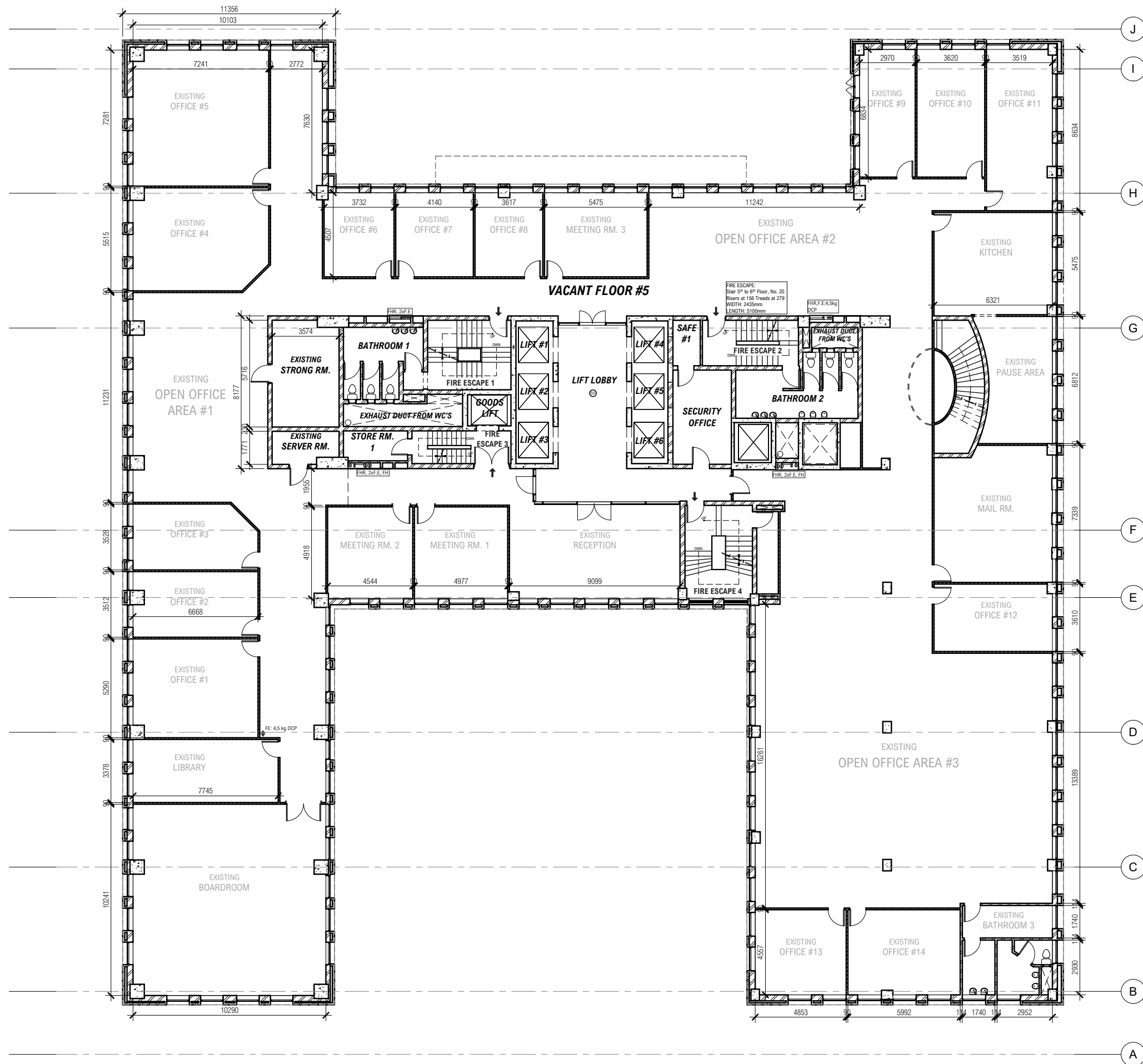
Water is mechanically pumped up to tanks situated on the 13th floor and gravity fed to all water points situated on the floors below. For redundancy purposes the building is serviced by two separate water supplies.



BASIC SERVICES:

Smoke detection is provided throughout the building and monitored by security 24/7. CCTV cameras are provided strategically on the ground floor level and externally covering the access points into the building. Entry to the building is controlled by both 24/7 security guards and an electronic access control system.





OPEN OFFICE AREA #2



LIFT LOBBY