

41 FOX STREET

FERREIRASDORP, JOHANNESBURG

OWNER: THE JOHANNESBURG LAND COMPANY (PTY)LTD.

70 Fox Street, 12TH Floor

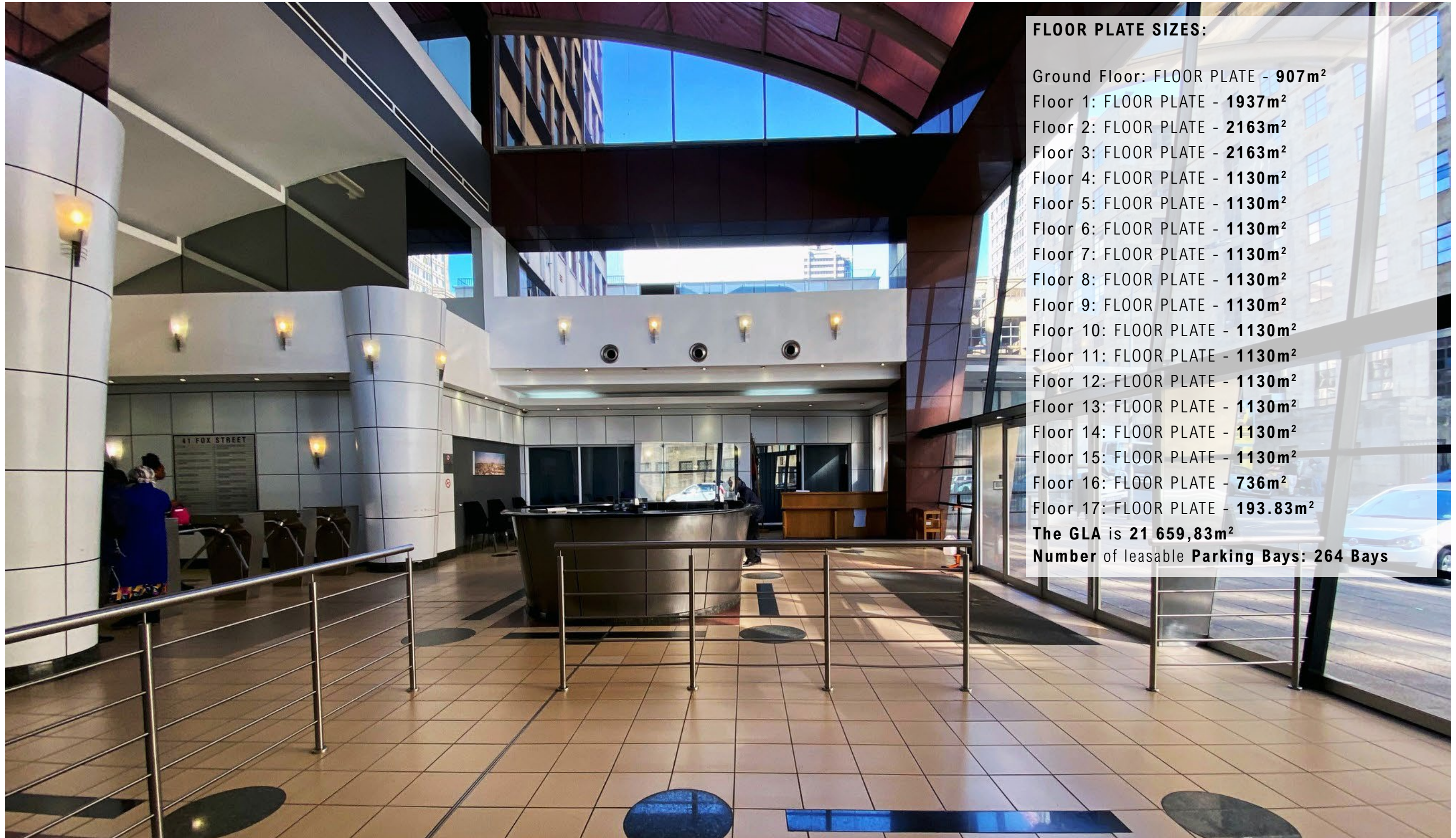
Marshalls Town

Johannesburg

2107

website: www.jhbland.com

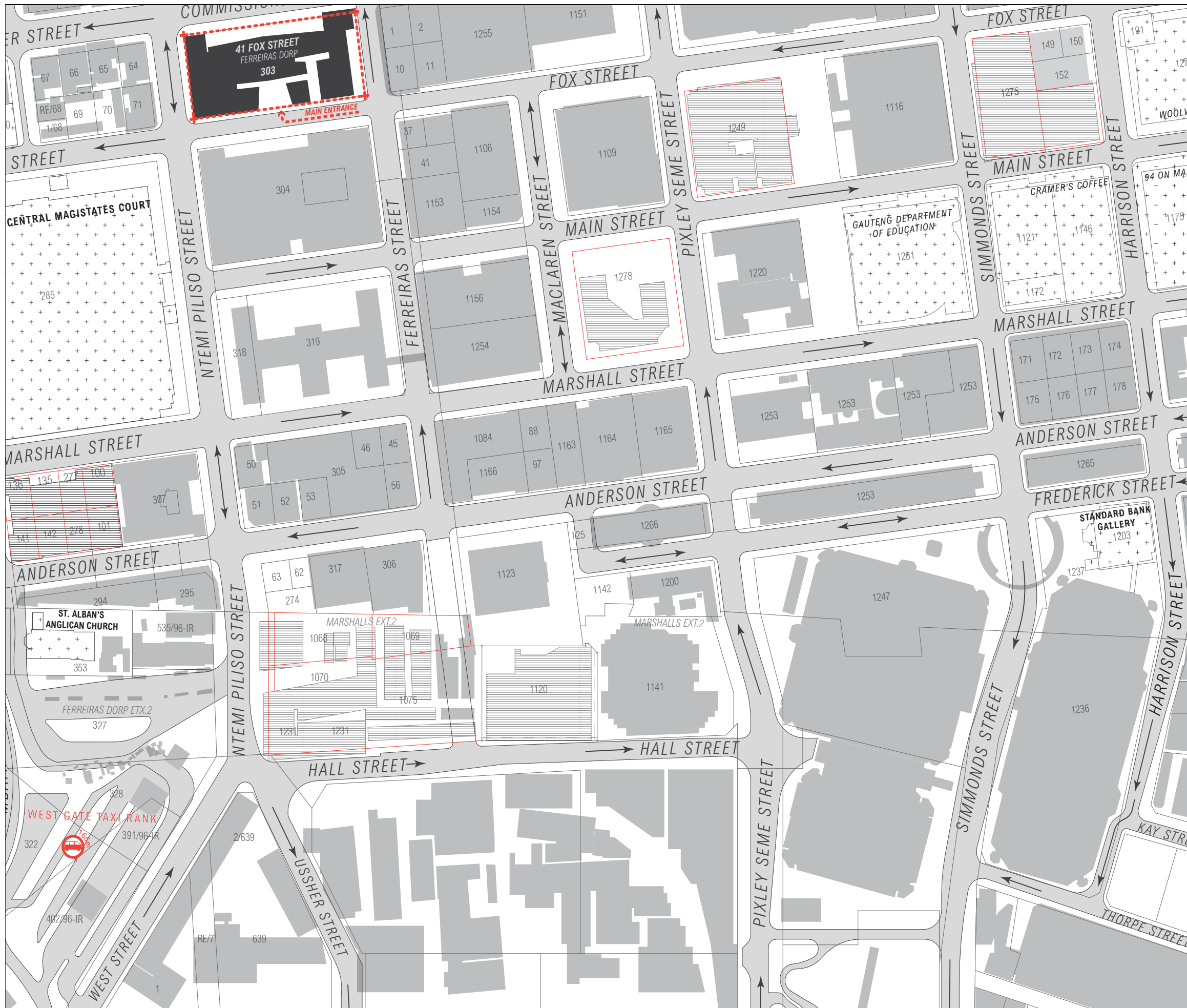




FLOOR PLATE SIZES:

Ground Floor:	FLOOR PLATE - 907m ²
Floor 1:	FLOOR PLATE - 1937m ²
Floor 2:	FLOOR PLATE - 2163m ²
Floor 3:	FLOOR PLATE - 2163m ²
Floor 4:	FLOOR PLATE - 1130m ²
Floor 5:	FLOOR PLATE - 1130m ²
Floor 6:	FLOOR PLATE - 1130m ²
Floor 7:	FLOOR PLATE - 1130m ²
Floor 8:	FLOOR PLATE - 1130m ²
Floor 9:	FLOOR PLATE - 1130m ²
Floor 10:	FLOOR PLATE - 1130m ²
Floor 11:	FLOOR PLATE - 1130m ²
Floor 12:	FLOOR PLATE - 1130m ²
Floor 13:	FLOOR PLATE - 1130m ²
Floor 14:	FLOOR PLATE - 1130m ²
Floor 15:	FLOOR PLATE - 1130m ²
Floor 16:	FLOOR PLATE - 736m ²
Floor 17:	FLOOR PLATE - 193.83m ²
The GLA is 21 659,83m²	
Number of leasable Parking Bays: 264 Bays	

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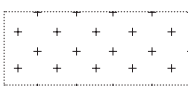

1. LOCALITY + GENERAL INFORMATION

The 41 Fox Street building is located on an entire city block, bordered by Fox Street; Ntemi Piliso Street; Commissioner Street and Ferreiras Street. The main Pedestrian and Basement parking entrances are both off Fox 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. 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
-  REA VAYA/BRT ROUTES
-  JOBURG METROBUS
-  PROXIMITY OF NEAREST REA VAYA BUS STOP & TAXI RANKS FROM 41 FOX STREET
-  SITES OF SIGNIFICANCE & HERITAGE SITES
-  JHB LAND OWNED PROPERTIES

2. BUILDING FEATURES

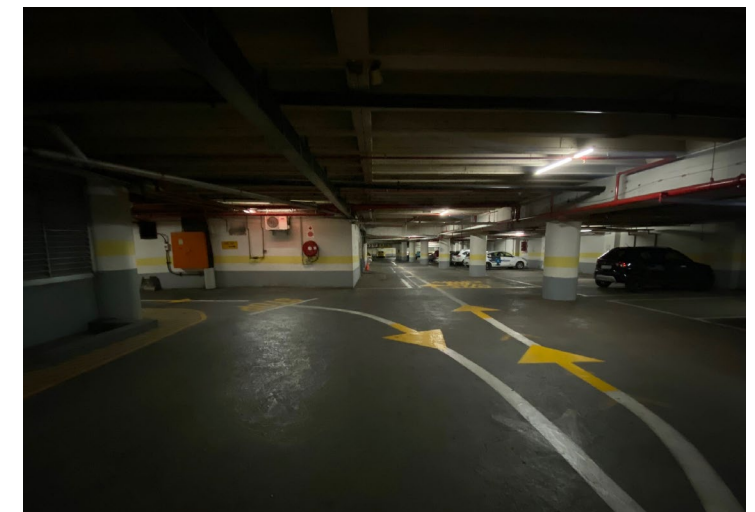
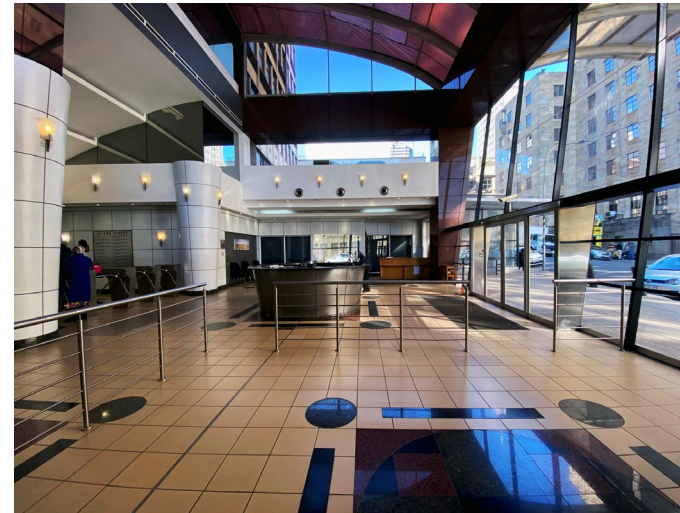
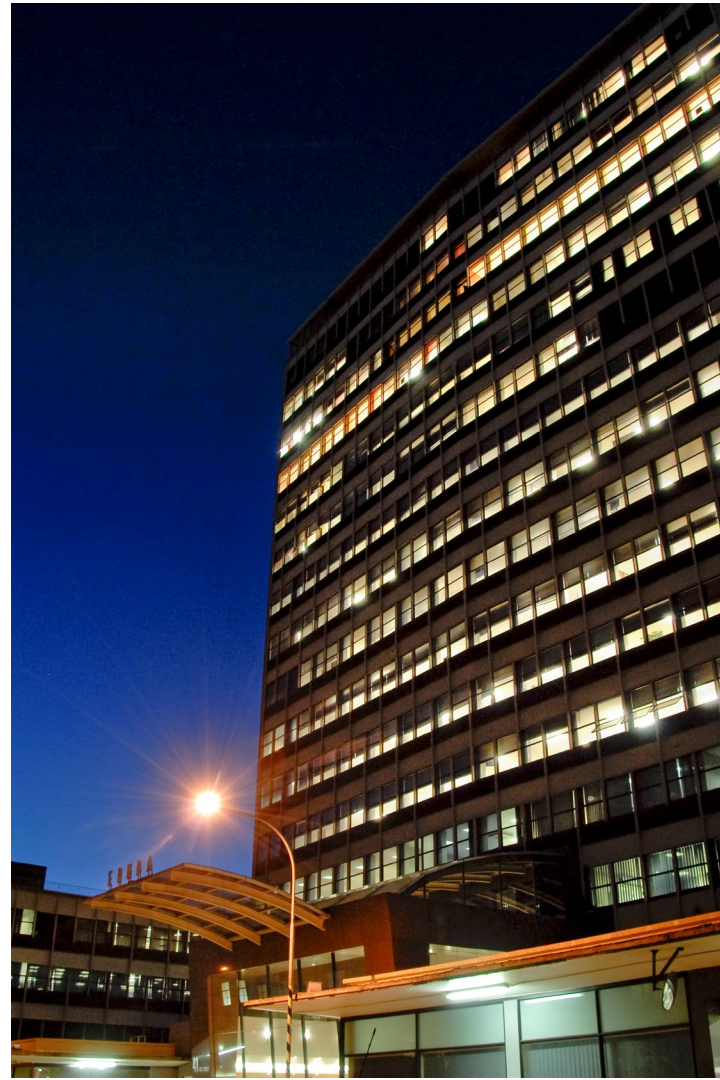
FEATURES

41 Fox Street is a 17 storey office block. The minimal column design of floors and generous floor plates allow for efficient use of floor areas.

Each floor houses a small tea Kitchen located in the building core.

The Ground floor houses a reception and waiting area.

There are 2 Basement parking levels at 41 Fox Street. This provides a total of 264 parking bays on site.



3. TECHNICAL INFORMATION

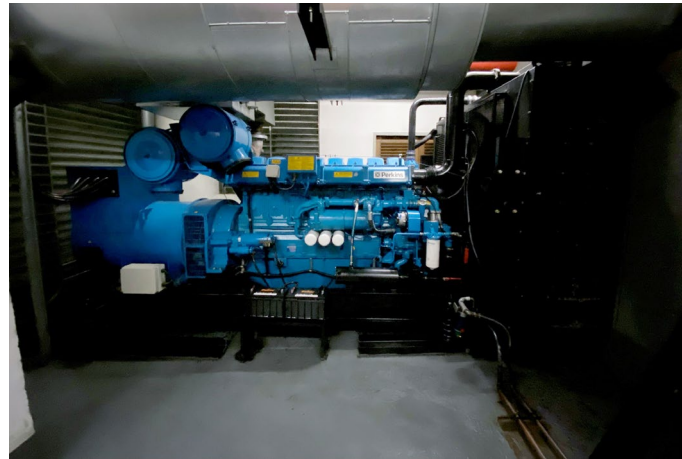
POWER SUPPLY:

3 Phase power is reticulated up to distribution boards situated on the southern wall of the central core on the respective floors. The power is then distributed across the floors via power skirting situated along the base of the perimeter walls.

EMERGENCY POWER:

Emergency power is provided to all lighting and power outlets during an outage, this excludes air conditioning.

Images showing: 1)Generator, 2) LT & HT rooms in Basement 1.



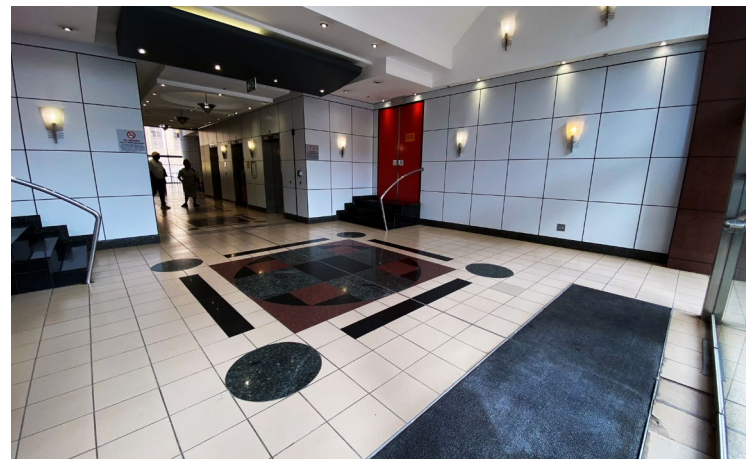
LIFT CAPACITY:

There are two lift banks, each consisting of 3 lifts per bank with one lift serving as a goods lift. All lifts serve all floors including the basement parking levels. The goods lift provides transportation for all building service related activities.

CAPACITY PER LIFT:

Passenger: 1190kg Goods: 1190kg

Images showing: 1)Main lift lobby, 2) Lift lobby as seen from entrance 2.



AIR CONDITIONING:

The building is predominantly cooled through console units fixed directly below the windows of the perimeter walls. These units also provide heating during winter.

POTABLE WATER:

Water is mechanically pumped up to tanks situated on the 16th floor roof and is gravity fed to all water points situated on the floors below.

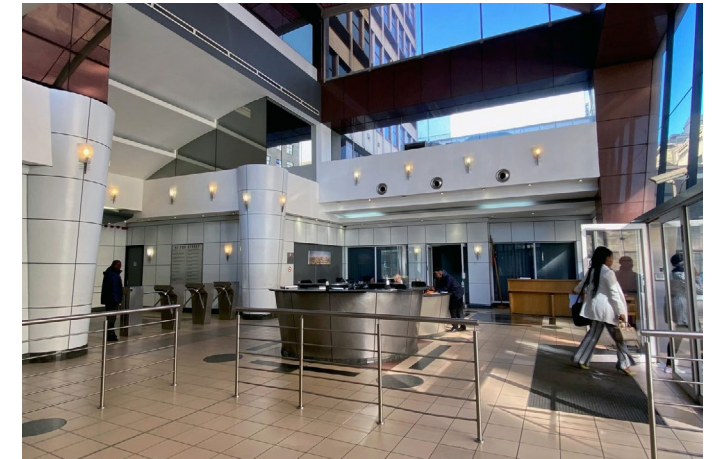
Images showing: 1)Air-conditioning unit below window, 2) Domestic water pressure pump in Basement.

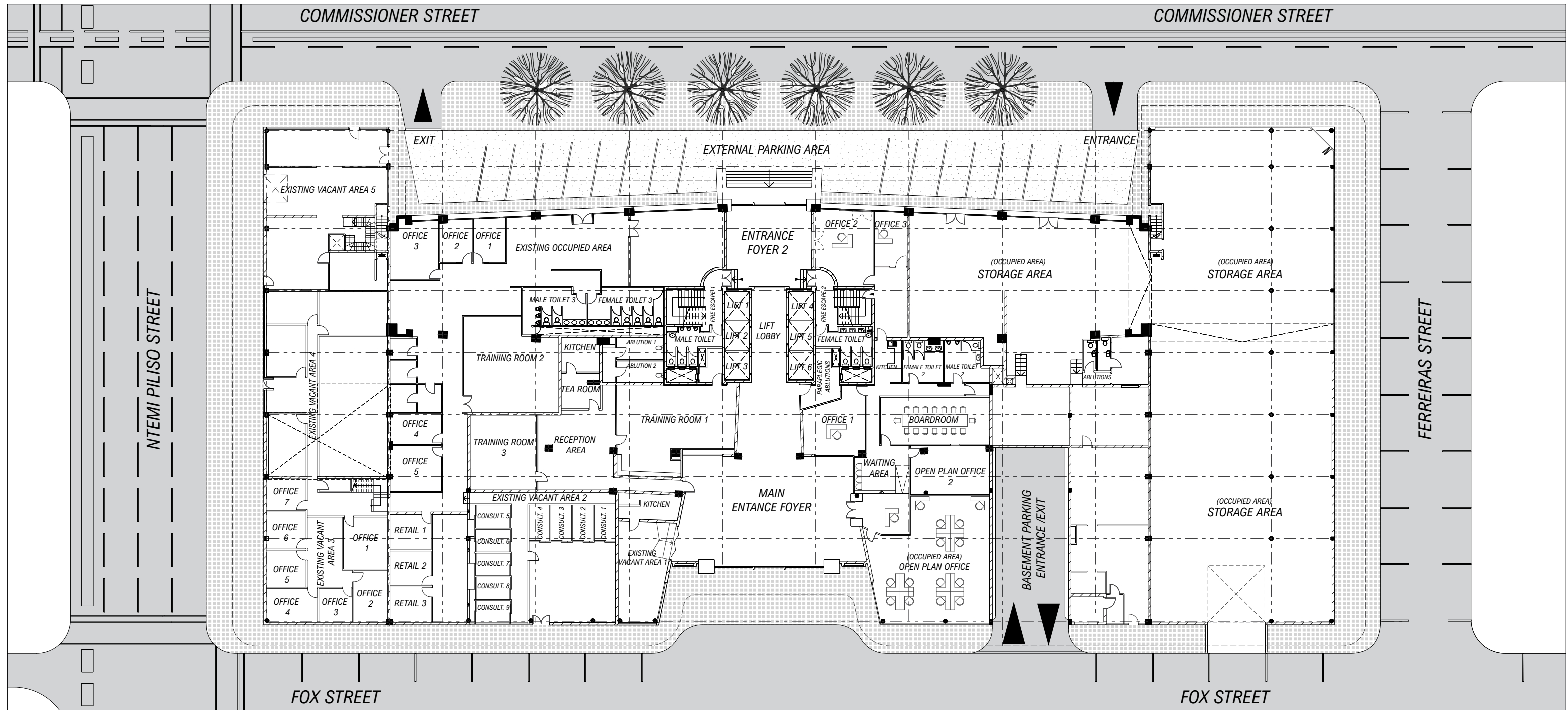


BASIC SERVICES:

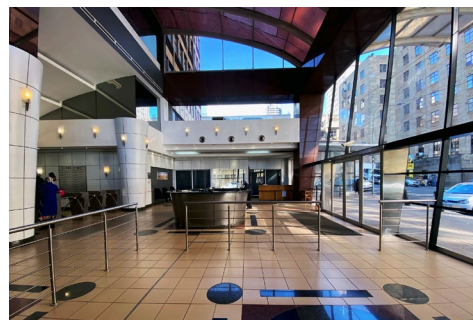
Smoke detection is provided throughout the building and monitored by security 24/7. CCTV cameras are provided strategically on ground floor level and externally covering the access points into the building. On-site recording and monitoring takes place. Entry to the building is controlled by both 24/7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

Images showing: 1)Reception and security desk, 2) Access control turn styles on Ground floor.





GROUND FLOOR PLAN



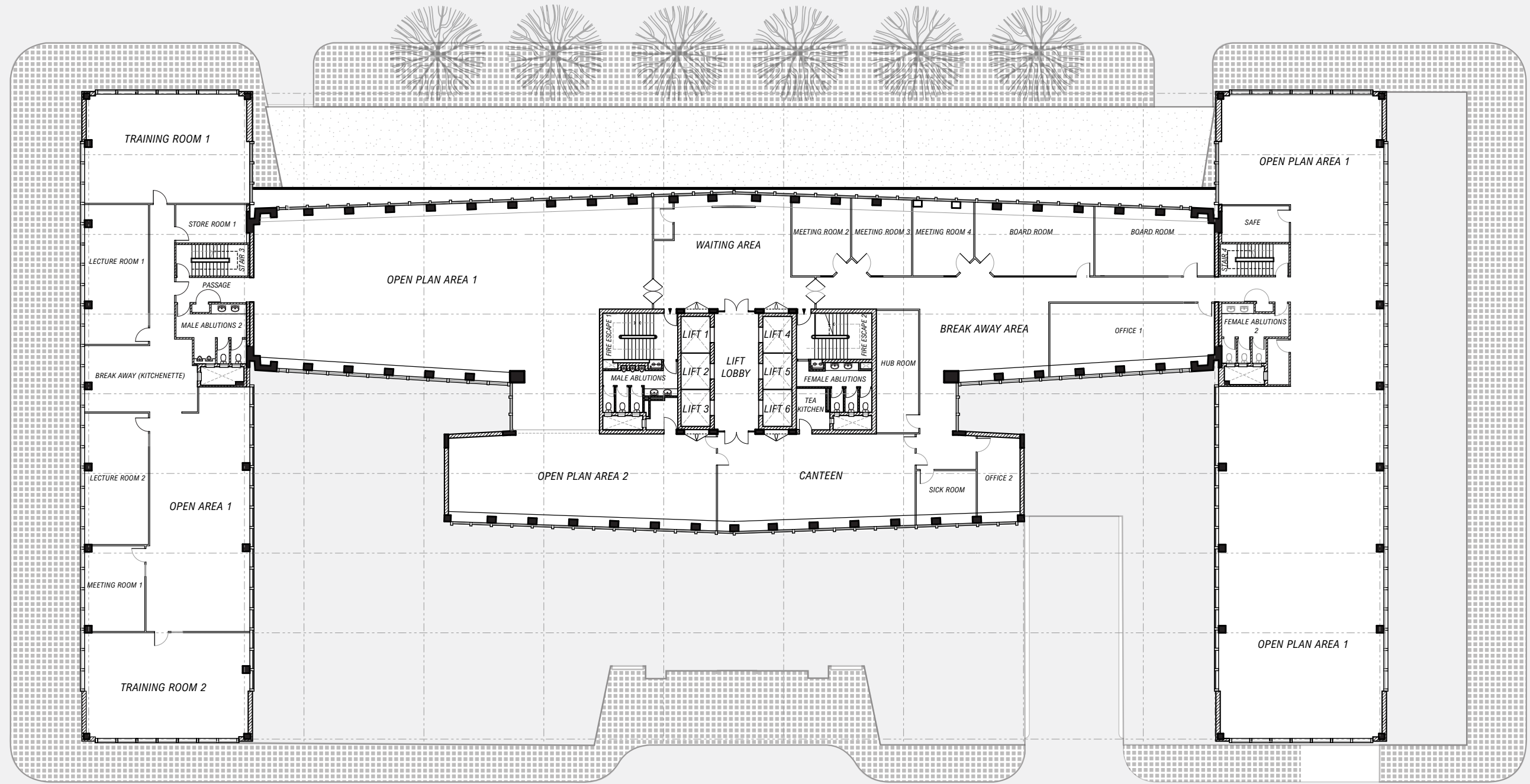
MAIN ENTRANCE FOYER



ENTRANCE FOYER 2



LIFT LOBBY



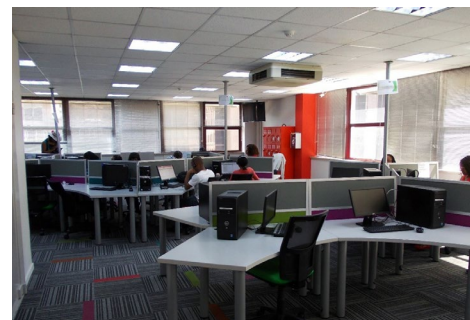
3RD FLOOR PLAN



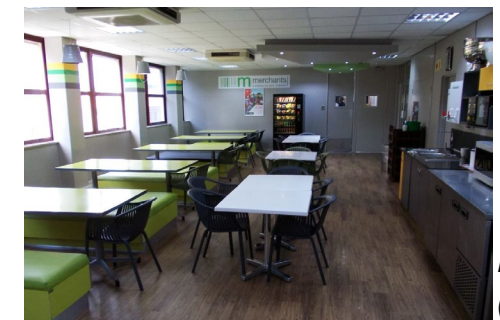
LIFT LOBBY



WAITING AREA/
RECEPTION



OPEN PLAN AREA



BREAK AWAY
(KITCHENETTE)