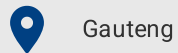




Vacancy Schedule

August 2025

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Gauteng

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	101 Central Street	Houghton Estate	Johannesburg	P5	 Website
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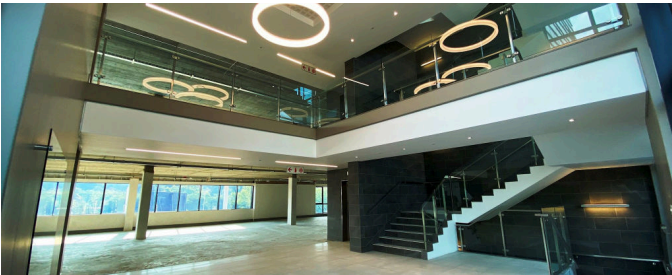
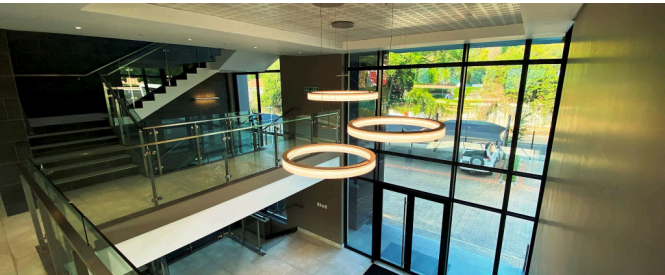


Waverley Office Park III

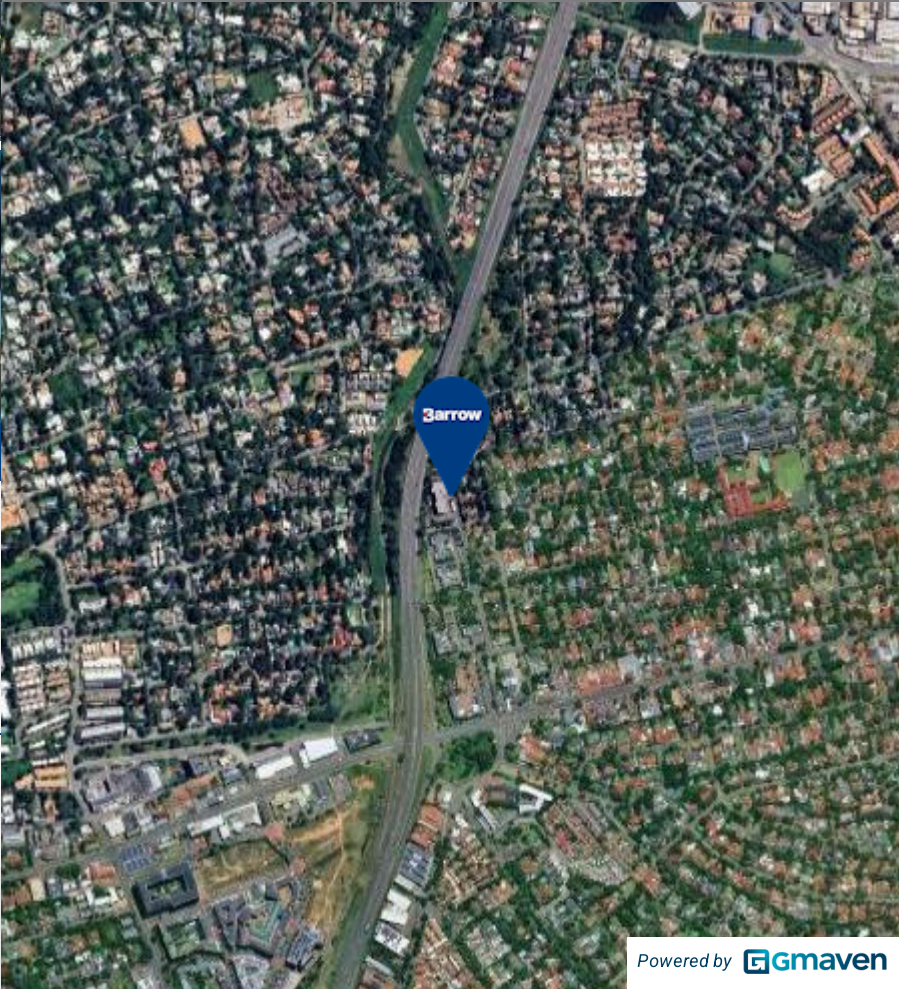
Linden Road, Bramley, Johannesburg [Website](#)



Mark Uhlmann
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This is the newest addition to the Waverley Office Park Precinct. The building offers three storeys of A-Grade office accommodation with excellent exposure onto the M1 highway. The modern architecture and landscaped gardens environment provides a professional work environment and an exceptional corporate image. The façade comprises frame-less full-length windows and plastered structural members, creating a striking impression. Tenants and visitors will enjoy views over the surrounding suburbs from numerous balconies and through the expanse of windows, creating a well lit work space in a comfortable environment. The building offers full backup power and water supply, and boasts energy efficient lighting and air-conditioning systems.



Powered by **Gmaven**

Property information

- Configuration:** 3 floor(s) • 1 lift(s)
- Security:** Has security
- Services & tech:** Has generators
- Improvements:** Aircon • Backup water supply

- Incentives** • R1,000 /m² of leased area based on a signed 5 year lease

Lease type // Modified gross



- | Expenses | Expenses paid over gross rental | Expenses included in gross rental |
|----------|---------------------------------|-----------------------------------|
| | R30.00 /m² (estimated) | R17.32 /m² |
| | • Utilities: R30.00 /m² | • Operating costs |
| | | • Rates and taxes: R17.32 /m² |

Total vacant bays // 166 bays

Parking	43	Basement	56	Open	67	Shade
		R750 /bay		R550 /bay		R650 /bay

Unit(s) information

Key [Sub-divisible](#) [Combinable](#) [www](#) [Link](#)

Link	Unit ID	Category	Type	GLA		Sub-div. size	Building	Floor(s)	Availability	Gross GLA rental	Rent esc'n	Lease period
www	Entire Building	Office		3,438 m²	 	1,000 m²	41 Scott Street	Whole building	Immediate	R155.00 /m²	8.0 %	5 years neg.
	Entire Building	Office	GLA	3,438 m²	Expense attr.					R155.00 /m²		
	Terrace	Office - Terrace	SRA	N/A	158 m² of SRA at R75.00 /m²*, not expense attracting					N/A*		
	Store	Office - Storage	SRA	N/A	65 m² of SRA at R75.00 /m²*, not expense attracting					N/A*		
	Balcony	Office - Balcony	SRA	N/A	128 m² of SRA at R75.00 /m²*, not expense attracting					N/A*		



Waverley Office Park II

39 Scott Street, Bramley, Johannesburg  Website



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This is property forms part of Waverley Office Park Precinct. The building offers three storeys of A-Grade office accommodation with excellent exposure onto the M1 highway. The modern architecture and landscaped gardens environment provides a professional work environment and an exceptional corporate image. The façade comprises frame-less full-length windows and plastered structural members, creating a striking impression. Tenants and visitors will enjoy views over the surrounding suburbs from numerous balconies and through the expanse of windows, creating a well lit work space in a comfortable environment. The building offers full backup power and water supply, and boasts energy efficient lighting and air-conditioning systems.



Property information

Attributes

- Amenities:** Kitchenette
- Security:** Has security
- Services & tech:** Has generators
- Improvements:** Aircon • Solar

Lease type // Modified gross

Expenses

- | Expenses paid over gross rental | Expenses included in gross rental |
|--|---|
| R30.00 /m² (estimated) | R24.63 /m² |
| • Utilities: R30.00 /m ² | • Operating costs |
| | • Rates and taxes: R24.63 /m ² |


Parking

Parking ratio // 5.3 bays /100m² Total vacant bays // 18 bays

4	Basement	7	Covered	7	Open
	R785 /bay		R600 /bay		R500 /bay

Unit(s) information

Key  Link

Link	Unit ID	Category	GLA	Building	Floor(s)	Availability	Gross GLA rental	Rent esc'n	Lease period
	Building 2	Office	342 m ²	Phase 2 (39 Scott Street)	Floor 1	Immediate	R150.00 /m ²	8.0 %	5 years neg.



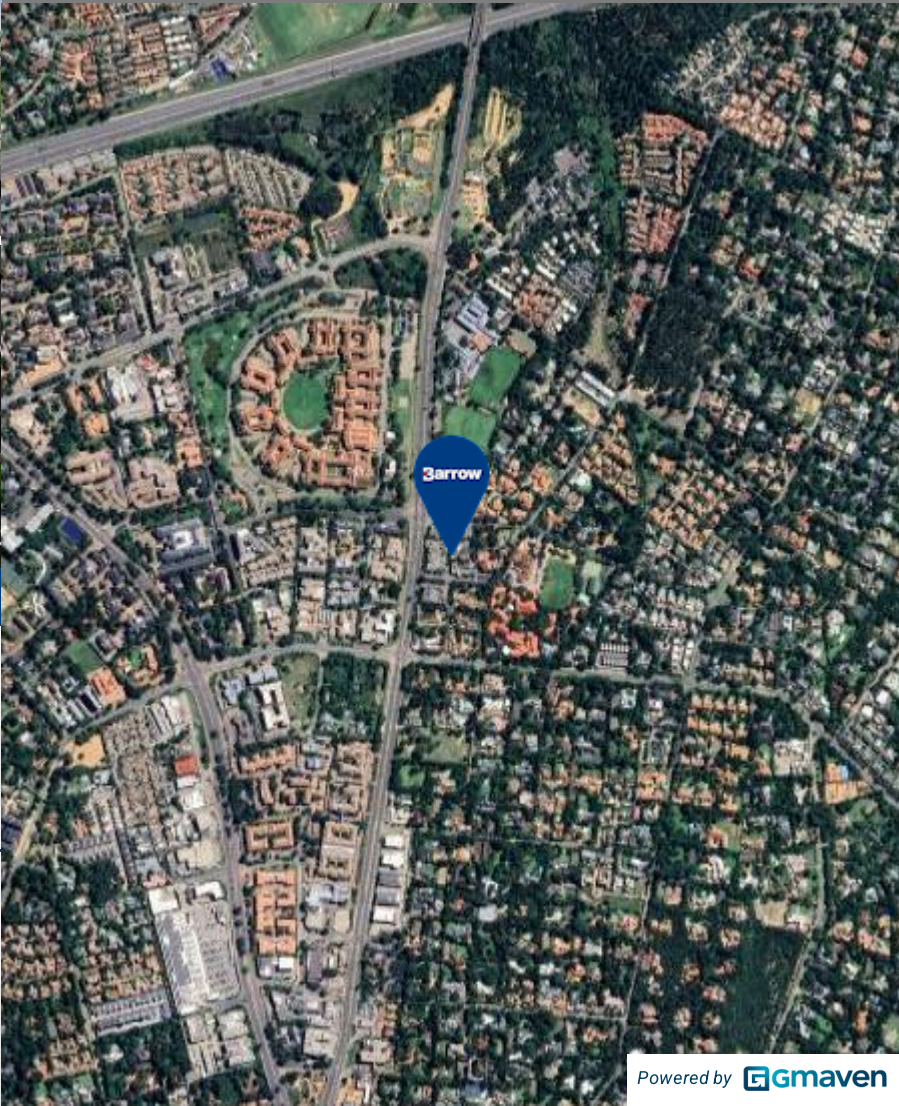
Culross On Main

34 Culross Road, Bryanston, Johannesburg [Website](#)



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Park-like, manicured gardens define Culross on Main; an office park development well located on the corner of Main and Culross Roads, in the Bryanston commercial triangle. With dynamic architecture and contemporary design, each building boasts a roof-top entertainment terrace, spacious balconies and opening windows, ensuring office staff are comfortably accommodated in a healthy environment. The North-facing orientation of the 6 individual buildings ensures maximum natural light through floor to ceiling windows. This prime office park is well sought after and home to many well-known company names. Each building is separately controlled via independent Air-conditioning systems which allows Tenants direct control of energy management. A well managed coffee shop is located in a garden setting which boasts Johannesburg's best cappuccino. Additional features include 24/7 security, back-up power via diesel generators and back-up water storage to round off a lively and creative working environment.



Powered by **Gmaven**

Property information

Attributes

Security: 2 guard(s) x 24 hour(s) / day • Guardhouse at entrance
Services & tech: Has green building certification • 1 generator
Improvements: Aircon (Unknown) • Backup water supply

Incentives

- R1,250 /m² of rentable area based on a signed 5 year lease

Lease type // Modified gross

Expenses

Expenses paid over gross rental
R30.00 /m² (estimated)
• Utilities: R30.00 /m²

Expenses included in gross rental
R62.00 /m²
• Operating costs: R28.00 /m²
• Rates and taxes: R34.00 /m²

Parking

Parking ratio // 4.4 bays /100m² Total vacant bays // 94 bays

48	Basement R950 /bay	31	Covered R750 /bay	15	Open R600 /bay
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Unit(s) information

Key [Sub-divisible](#) [Combinable](#) [www](#) [Link](#)

Link	Unit ID	Category	Type	GLA	Building	Floor(s)	Availability	Gross GLA rental	Net GLA rental	Rent esc'n	Lease period
www	Building 7	Office		2,158 m ²	Culross on Main	Whole building	01-Apr-2026	R237.00 /m ²	R175.00 /m ²	8.0 %	5 years
	Entire Building	Office	GLA	2,158 m ²	Expense attr.			R237.00 /m ²	R175.00 /m ²		
	Terrace	Office - Terrace	SRA	N/A	160 m ² of SRA at R90.00 /m ² *, not expense attracting			N/A*	N/A*		



101 Central Street

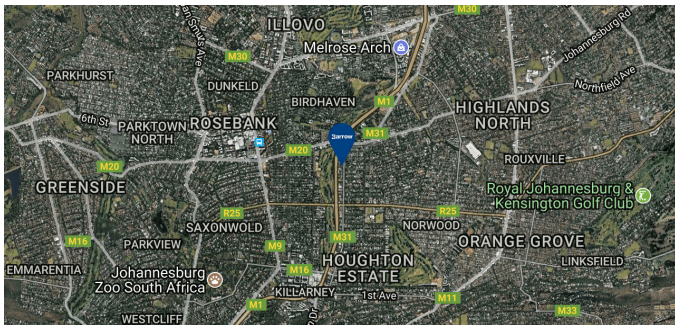
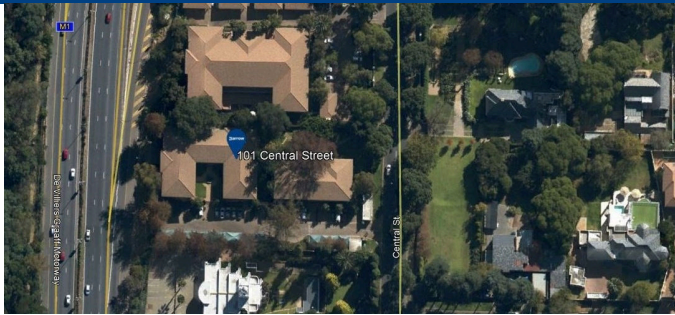
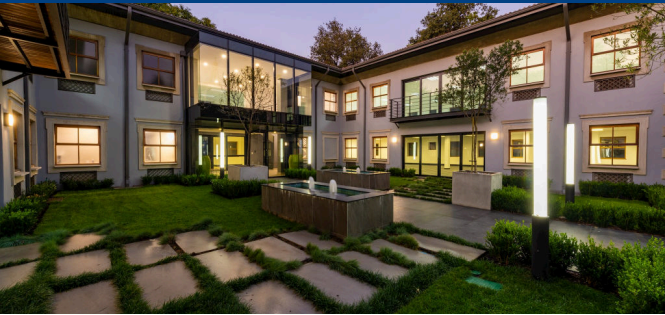
101 Central Street, Houghton Estate, Johanne...



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 Website

A recently refurbished building on Central Street in Houghton Estate boasts attractive offices and beautifully landscaped gardens. The internal common areas have well appointed finishes, thereby making an excellent impression upon entering the building and the well manicured gardens are a lovely feature for both tenants and visitors to enjoy. It is well located in Houghton Estate, with easy access to the M1 highway at Glenhove Road and other major arterial routes. This building is within close proximity to all amenities in Rosebank, including Rosebank Mall, which is only 2km away, as well as Melrose Arch and Waverley. Flexible accommodation at competitive rental rates, with 24 hour security and access controlled gates.



Property information

Configuration: 2 floor(s) • Building shape: U-Shaped • Floorplate size: 750 m²
Amenities: Kitchenette
Services & tech: 1 generator: covered - 150 kVA
Improvements: Aicon • Solar

Attributes

Incentives

- R300 /m² of rentable area based on a signed 5 year lease

Lease type // Modified gross

Expenses

Expenses paid over gross rental
R30.00 /m² (estimated)
• Utilities: R30.00 /m²

Expenses included in gross rental
R18.20 /m²
• Rates and taxes: R18.20 /m²
• Operating costs





Parking ratio // from 3.9 - 4.1 bays /100m² Total vacant bays // 33 bays

Parking

18	Basement R550 /bay	8	Covered R475 /bay	7	Open R400 /bay
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Unit(s) information

Key  Combinable  Link

Link	Unit ID	Category	GLA		Floor(s)	Availability	Gross GLA rental	Rent esc'n	Lease period	Parking
	Ground Floor	Office	383 m²		Ground	Immediate	R155.00 /m²	8.0 %	5 years neg.	3.9 bays /100m²
	1st Floor	Office	435 m²		Floor 1	Immediate	R155.00 /m²	8.0 %	5 years neg.	4.1 bays /100m²

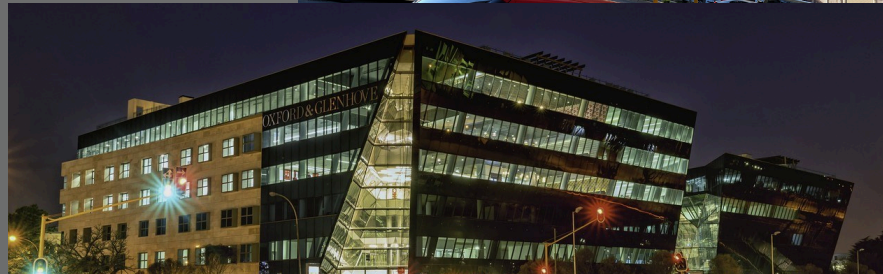


About us

The group is family-owned and managed with the 5th generation currently at the helm. Barrow Properties is the property development and investment arm of the Barrow Group. Barrow Properties focuses primarily on residential and commercial development in Johannesburg. Barrow Properties is actively involved in the management of the commercial properties and prides itself in the service that it provides to its tenants.

Barrow
101 Central Street, Houghton Estate, Johannesburg, Gauteng

www.barrow.co.za



BARROW PROPERTIES COMMISSION POLICY 2024/25

- All introductions must be made in writing and acknowledged by us in writing.
- As soon as possible thereafter it is the agents' responsibility to arrange a meeting between the client and a Barrow Properties representative.
- Unless we have met with the client within 30 (thirty) days of the introduction, the introduction will lapse.

COMMISSION

Lease commission will be calculated at:

- 5% on the first 2 year's gross rentals (excluding assessment rates).
 - 2,5% on the next 3 year's gross rentals (excluding assessment rates).
 - 1,5% on the next 3 year's gross rentals (excluding assessment rates); and
 - 1% on the balance (excluding assessment rates), plus Value Added Tax
- Commission will be reduced where concessions have been negotiated by the Tenant or where the space being leased is over 2,000m²
 - Commission on sales will be by negotiation and subject to the quantum of the sale.
 - Payment of commission on new leases will be made after:
 1. signature of the lease.
 2. receipt by us of the lease security.
 3. receipt by us of the first month's rent; and
 4. upon physical occupation of the premises by the tenant.

Payment on sales commission will be made on transfer of the property.

FOR ALL LEASING & VACANCY ENQUIRIES PLEASE CONTACT:

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Mark Uhlmann 083 607 8570 or marku@barrow.co.za