










# Vacancy Schedule

## February 2026

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Office





# Waverley Office Park II

39 Scott Street, Bramley, Johannesburg  Website



**Mark Uhlmann**  
+27 83 607 8570  
marku@barrow.co.za

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         |
| <b>R30.00 /m<sup>2</sup> (estimated)</b> | <b>R24.63 /m<sup>2</sup></b>              |
| • Utilities: R30.00 /m <sup>2</sup>      | • Operating costs                         |
|  | • Rates and taxes: R24.63 /m <sup>2</sup> |

### Parking

### Parking ratio // 5.3 bays /100m<sup>2</sup> Total vacant bays // 18 bays

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

## Unit(s) information

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

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Key  Link



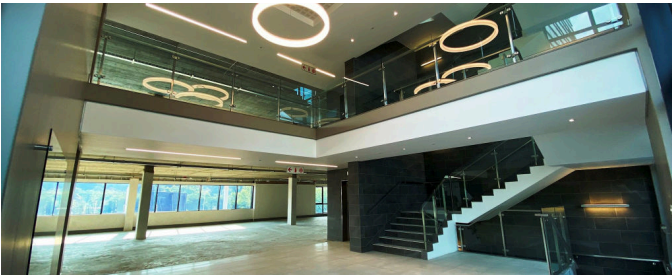
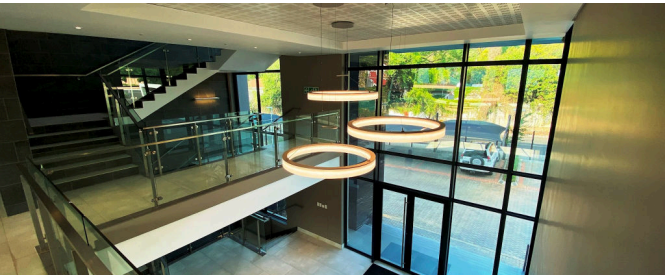


# Waverley Office Park III

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



**Mark Uhlmann**  
+27 83 607 8570  
marku@barrow.co.za



## Property information

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

- Incentives** • R1,000 /m<sup>2</sup> 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         |
|----------|--|---|
|          | <b>R30.00 /m<sup>2</sup> (estimated)</b> | <b>R17.32 /m<sup>2</sup></b>              |
|          | • Utilities: R30.00 /m <sup>2</sup>      | • Operating costs                         |
|          |  | • Rates and taxes: R17.32 /m <sup>2</sup> |

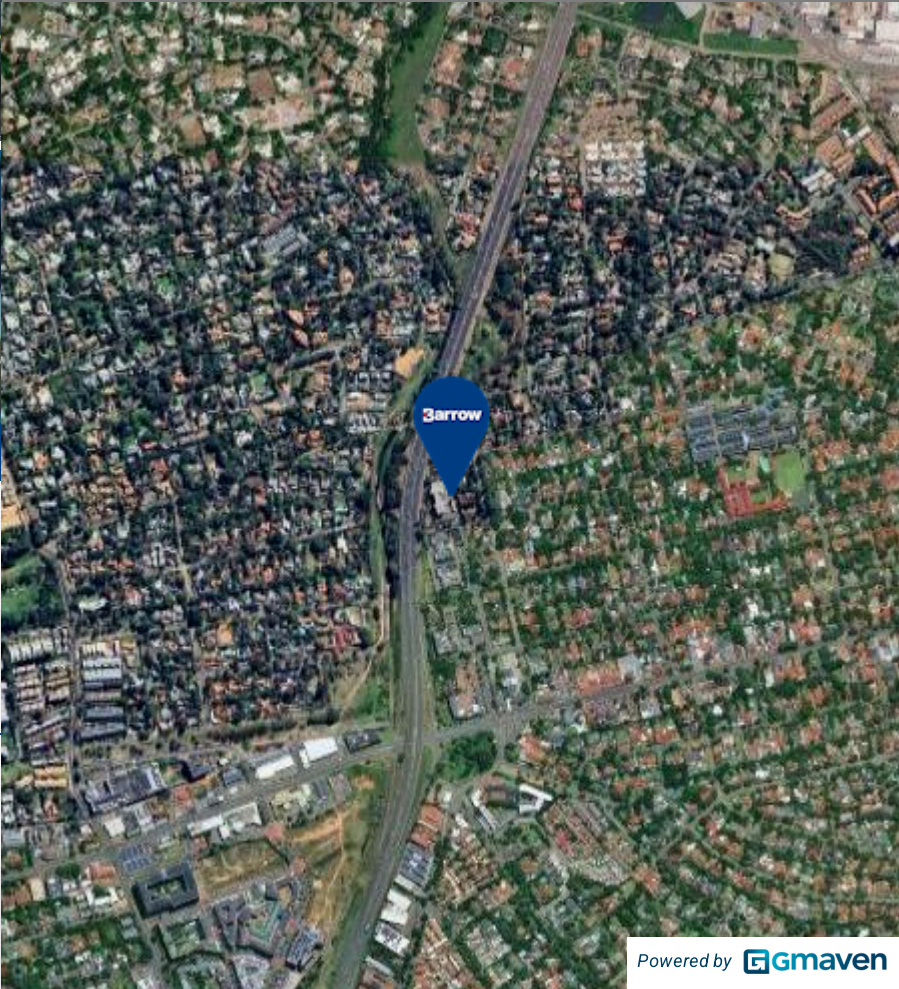
### Total vacant bays // 166 bays

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

## Unit(s) information

Link	Unit ID	Category	Type	GLA		Sub-div. size	Building	Floor(s)	Availability	Gross GLA rental	Rent esc'n	Lease period
<a href="#">www</a>	Entire Building	Office		3,438 m <sup>2</sup>		1,000 m <sup>2</sup>	41 Scott Street	Whole building	Immediate	R155.00 /m <sup>2</sup>	8.0 %	5 years neg.
	Entire Building	Office	GLA	3,438 m <sup>2</sup>	Expense attr.					R155.00 /m <sup>2</sup>		
	Terrace	Office - Terrace	SRA	N/A	158 m <sup>2</sup> of SRA at R75.00 /m <sup>2</sup> *, not expense attracting							N/A*
	Store	Office - Storage	SRA	N/A	65 m <sup>2</sup> of SRA at R75.00 /m <sup>2</sup> *, not expense attracting							N/A*
	Balcony	Office - Balcony	SRA	N/A	128 m <sup>2</sup> of SRA at R75.00 /m <sup>2</sup> *, not expense attracting							N/A*

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.



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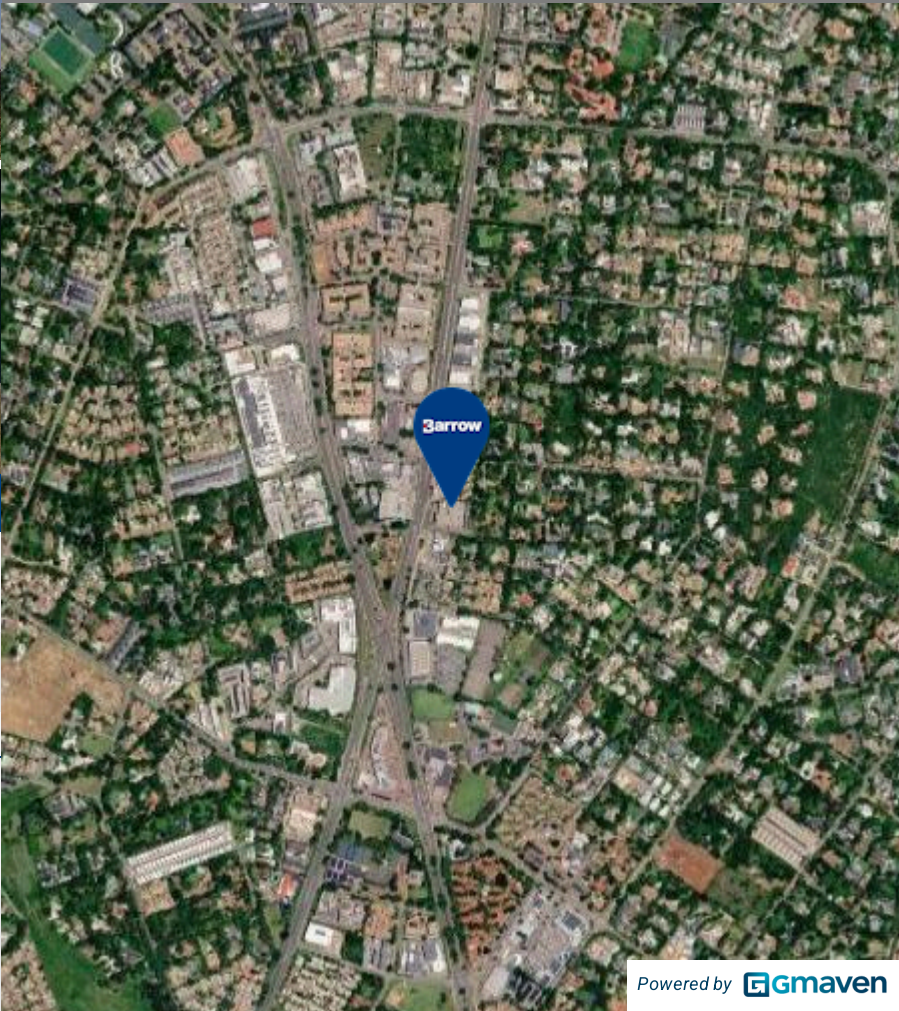
Key Sub-divisible Combinable [www](#) [Link](#)





# The Crossing

372 Main Road, Bryanston, Johannesburg [Website](#)



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## Property information

### Attributes

**Amenities:** Kitchenette  
**Services & tech:** Has generators  
**Improvements:** Aircon • Has internet

### Incentives

• R750 /m<sup>2</sup> of rentable area based on a signed 5 year lease

### Lease type // Modified gross

### Expenses

Expenses paid over gross rental  
**R35.00 /m<sup>2</sup> (estimated)**  
• Utilities: R35.00 /m<sup>2</sup>

Expenses included in gross rental  
**R29.74 /m<sup>2</sup>**  
• Operating costs  
• Rates and taxes: R29.74 /m<sup>2</sup>

### Parking ratio // 4.8 bays /100m<sup>2</sup> Total vacant bays // 12 bays

### Parking

8	Basement R850 /bay	2	Open R550 /bay	2	Shade R700 /bay
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## Unit(s) information

Key [Combinable](#) [www](#) [Link](#)

Link	Unit ID	Category	Type	GLA	Building	Floor(s)	Availability	Gross GLA rental	Lease period
<a href="#">www</a>	Suite G4 - GF	Office		248.9 m <sup>2</sup>	The Crossing (372 Main Road)	Ground	Immediate	R195.00 /m <sup>2</sup>	5 years neg.
	Suite G4 - GF	Office	GLA	248.9 m <sup>2</sup>	Expense attr.			R195.00 /m <sup>2</sup>	
	Store	Office - Storage	SRA	N/A	4.44 m <sup>2</sup> of SRA at R90.00 /m <sup>2</sup> *, not expense attracting			N/A*	
	Terrace	Office - Terrace	SRA	N/A	67 m <sup>2</sup> of SRA at R45.00 /m <sup>2</sup> *, not expense attracting			N/A*	





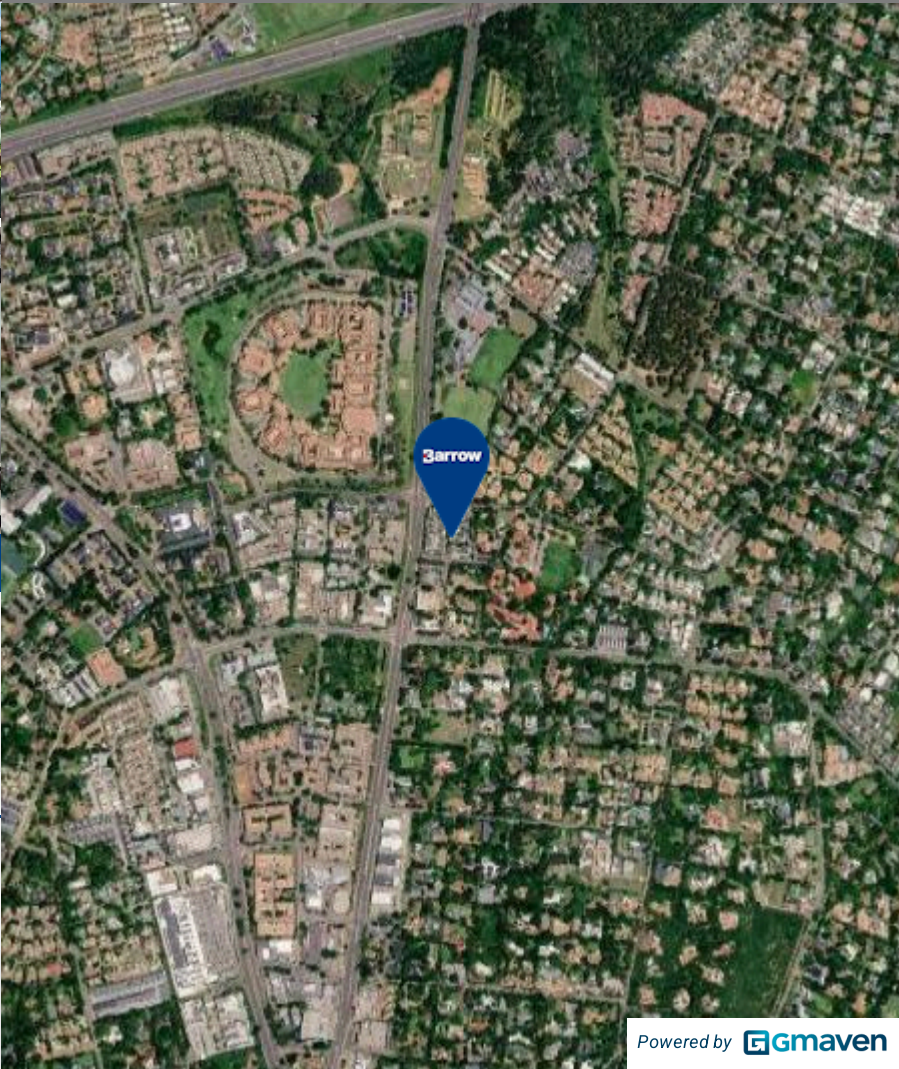
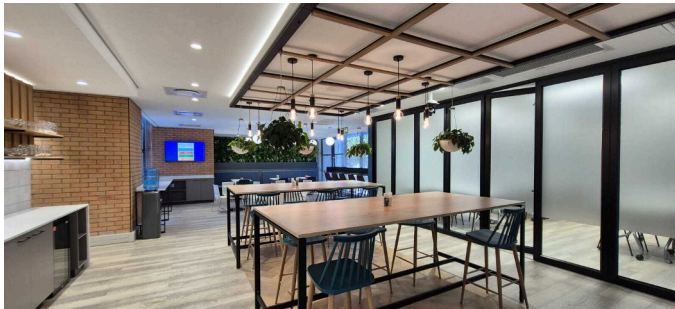
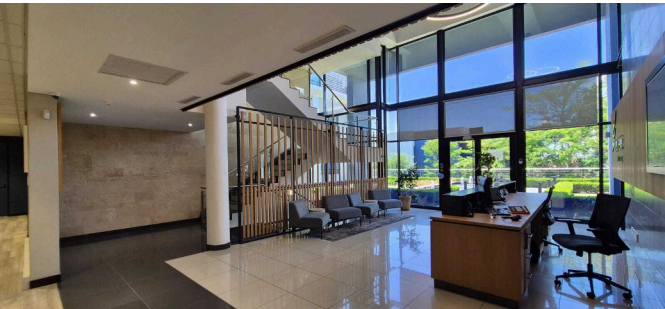
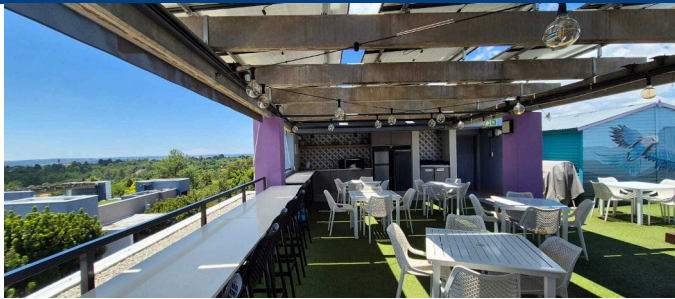
# Culross On Main

34 Culross Road, Bryanston, Johannesburg  Website



**Mark Uhlmann**  
+27 83 607 8570  
marku@barrow.co.za

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.



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## 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

- R500 /m<sup>2</sup> of rentable area based on a signed 5 year lease

### Lease type // **Modified gross**

### Expenses

Expenses paid over gross rental  
**R30.00 /m<sup>2</sup> (estimated)**  
• Utilities: R30.00 /m<sup>2</sup>

Expenses included in gross rental  
**R21.99 /m<sup>2</sup>**  
• Operating costs  
• Rates and taxes: R21.99 /m<sup>2</sup>

### Parking

### Parking ratio // 4.0 bays /100m<sup>2</sup>


**Basement**  
R800 /bay

**Open**  
R500 /bay

**Shade**  
R600 /bay

## Unit(s) information

Key  Sub-divisible  Combinable  Link

Link	Unit ID	Category	Type	GLA	Building	Floor(s)	Availability	Gross GLA rental	Rent esc'n	Lease period
	Building 3	Office		2,168 m <sup>2</sup>	Culross on Main	Whole building	01-Aug-2026	R195.00 /m <sup>2</sup>	8.0 %	5 years neg.
	Entire Building	Office	GLA	2,168 m <sup>2</sup>				R195.00 /m <sup>2</sup>		
	Terrace	Office	SRA	N/A				N/A*		
	Store	Office - Storage	SRA	N/A				N/A*		





# 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](http://www.barrow.co.za)

