




Vacancy Schedule

March 2026

Contents

 Gauteng

Gauteng					
	Waverley Office Park II	Bramley	Johannesburg	P2	 Website
	Waverley Office Park III	Bramley	Johannesburg	P3	 Website
	The Crossing	Bryanston	Johannesburg	P4	 Website
	Culross On Main	Bryanston	Johannesburg	P5	 Website
	About us			P6	



Office



Waverley Office Park II

39 Scott Street, Bramley, Johannesburg [Website](#)



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This 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
R30.00 /m² (estimated)
• Utilities: R30.00 /m²

Expenses included in gross rental
R24.63 /m²
• Operating costs
• Rates and taxes: R24.63 /m²

Parking

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

4	Basement R785 /bay	7	Covered R600 /bay	7	Open R500 /bay
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Unit(s) information

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

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



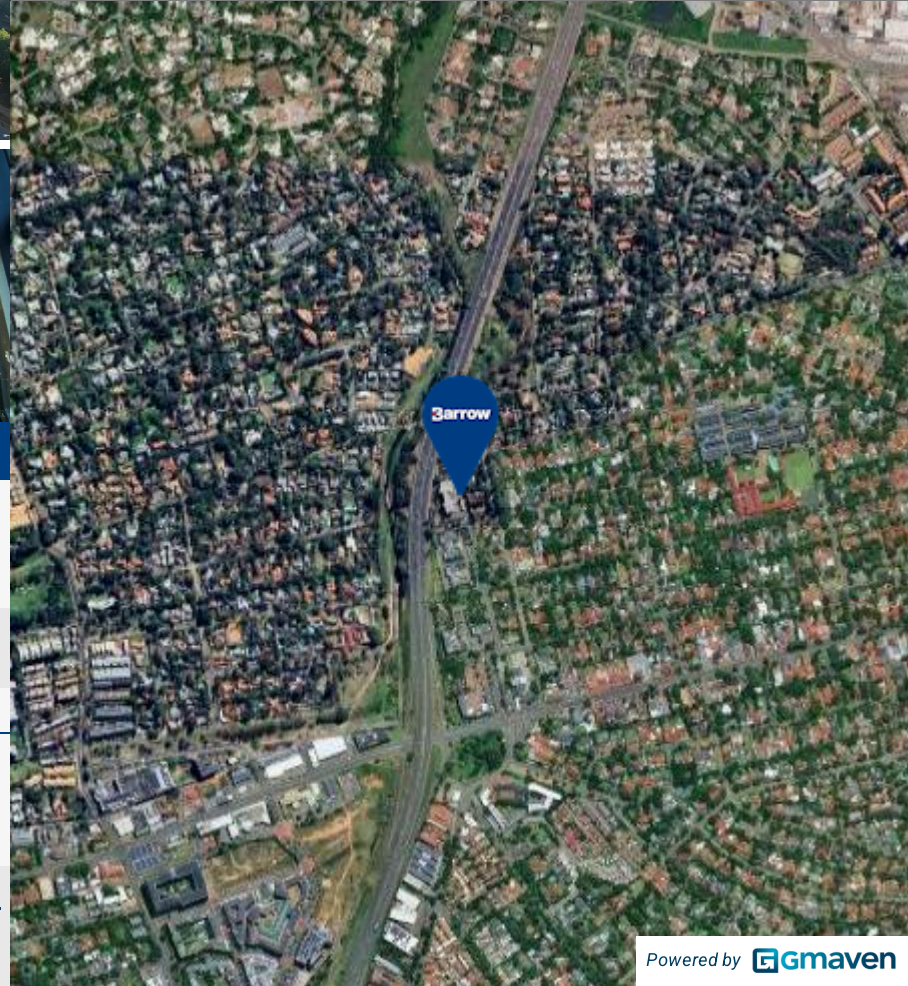
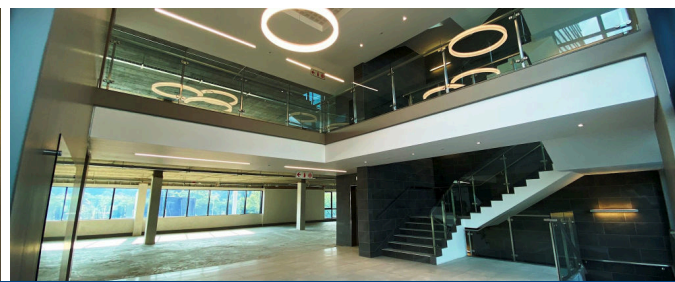
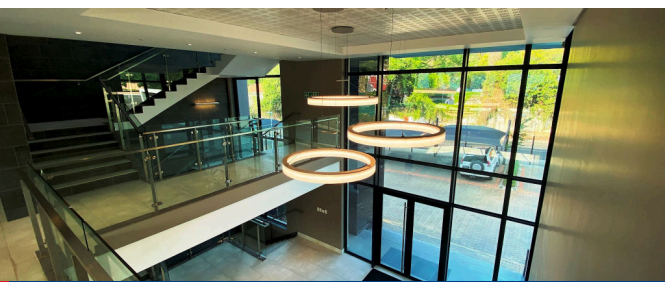
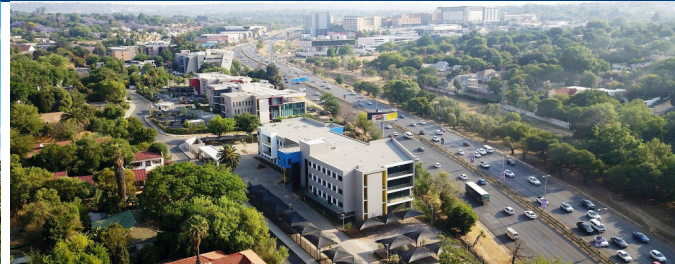
Waverley Office Park III

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



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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.



Property information

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

Attributes

Incentives

- R1,000 /m² of leased 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
R17.32/m²
• Operating costs
• Rates and taxes: R17.32 /m²

Total vacant bays // 166 bays

Parking

43	Basement R750 /bay	56	Open R550 /bay	67	Shade R650 /bay
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Unit(s) information

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

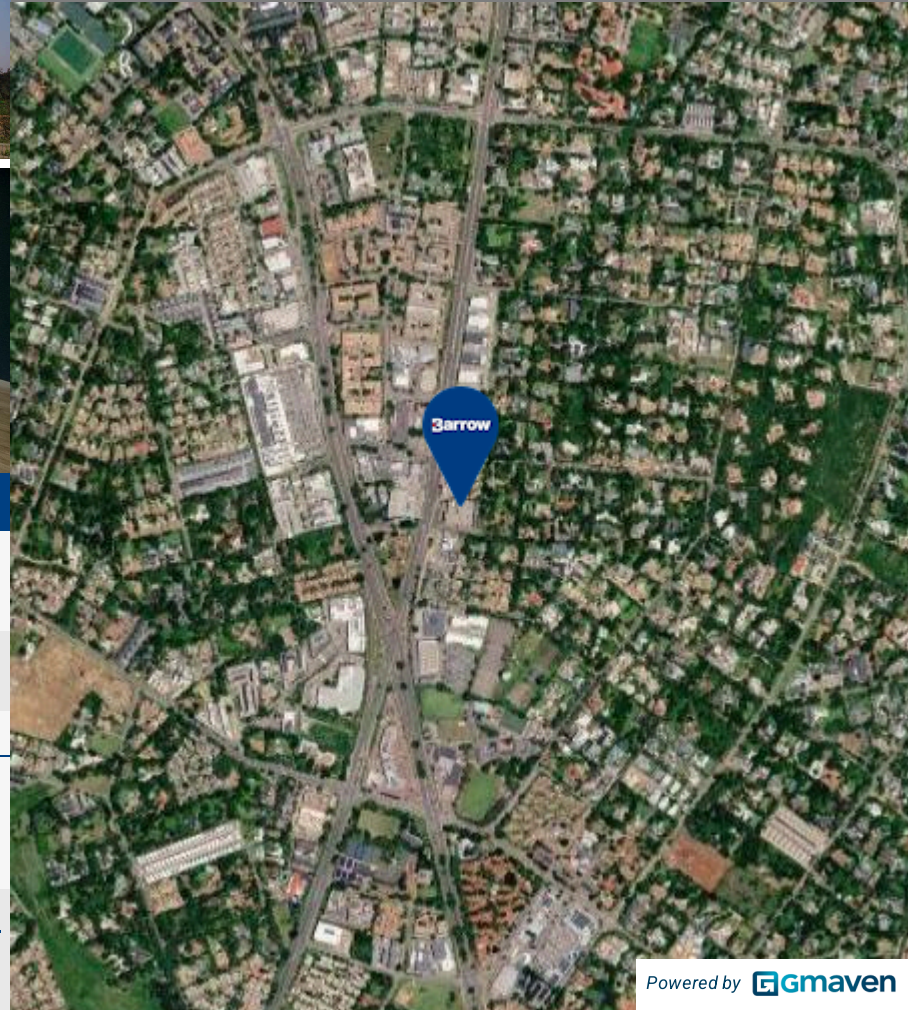
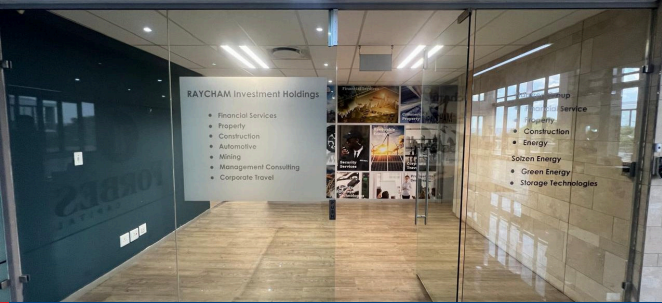
Link	Unit ID	Category	Type	GLA	Sub-div. size	Building	Floor(s)	Availability	Gross GLA rental	Rent esc'n	Lease period
www	Entire Building	Office		3,438 m ²	1,000 m ²	41 Scott Street	Whole building	Immediate	R155.00 /m ²	8.0 %	5 years neg.
	Entire Building	Office	GLA	3,438 m ²	Expense attr.						
	Terrace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



The Crossing

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

Barrow Properties is proud to introduce 'The Crossing' - an office building comprising 4872m² of rentable area in Bryanston. It is situated just off the intersection of the two major roads, William Nicol and Main Road. This commercial property has a striking and dominant presence on a high-point, offering views over Bryanston. Conveniently located across from the Nicolway Bryanston Shopping Centre, The Virgin Active and many other amenities. The Crossing consists of 3 floors which are easy subdivisible. The top floor boasts a private entertainment terrace, whilst the ground floor includes private courtyard breakaway areas. Floor to ceiling glass facades ensure maximum natural light and views from the southern elevation. 24/7 Security, armed response services and daily caretaker supervision ensure a well managed office environment. The building is fibre ready with back-up water and generator power.



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Property information

Attributes

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

Incentives

- R750 /m² of rentable area based on a signed 5 year lease

Lease type // Modified gross

Expenses

- | | |
|--|---|
| Expenses paid over gross rental | Expenses included in gross rental |
| R35.00 /m² (estimated) | R29.74 /m² |
| • Utilities: R35.00 /m ² | • Operating costs |
| | • Rates and taxes: R29.74 /m ² |

Parking ratio // 4.8 bays /100m² 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
www	Suite G4 - GF	Office		248.9 m ²	The Crossing (372 Main Road)	Ground	Immediate	R195.00 /m ²	5 years neg.
	Suite G4 - GF	Office	GLA	248.9 m ²	Expense attr.			R195.00 /m ²	
	Store	Office - Storage	SRA	N/A	4.44 m ² of SRA at R90.00 /m ² *, not expense attracting			N/A*	
	Terrace	Office - Terrace	SRA	N/A	67 m ² of SRA at R45.00 /m ² *, not expense attracting			N/A*	



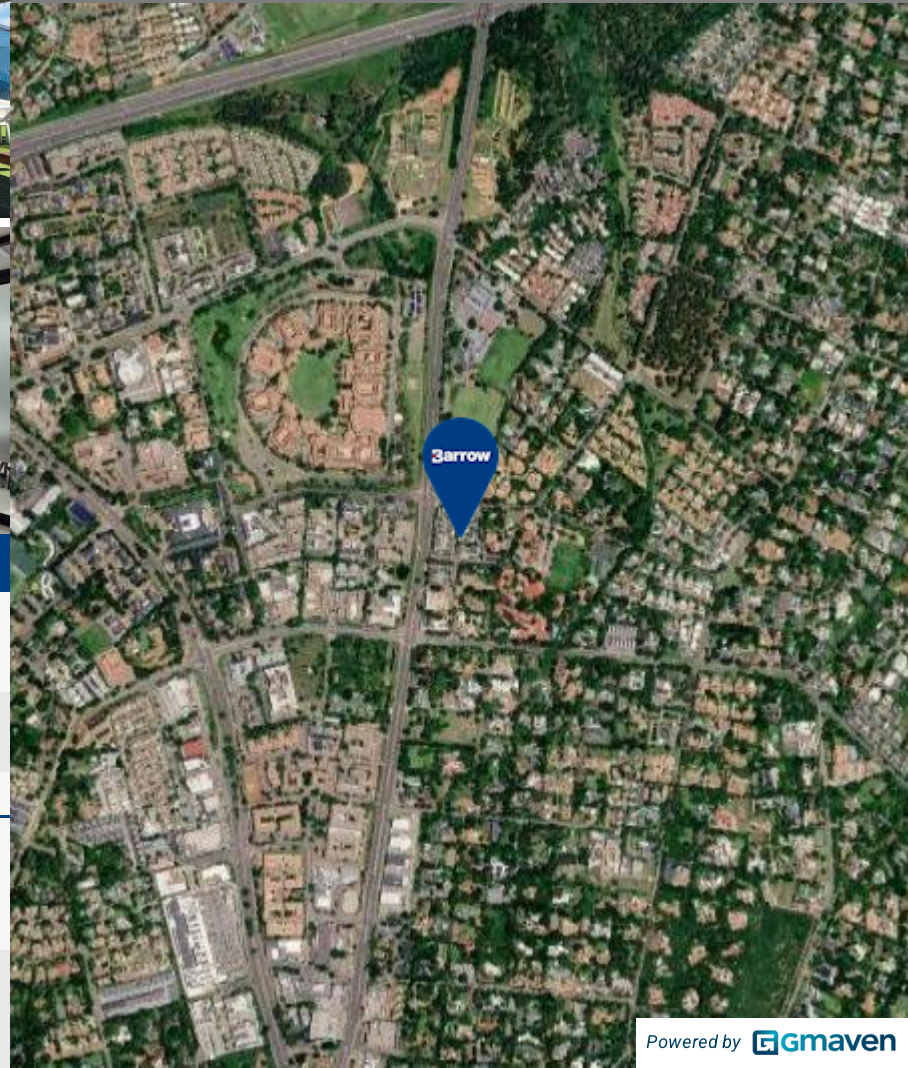
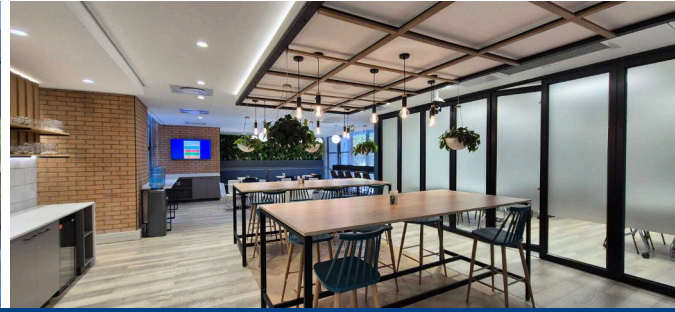
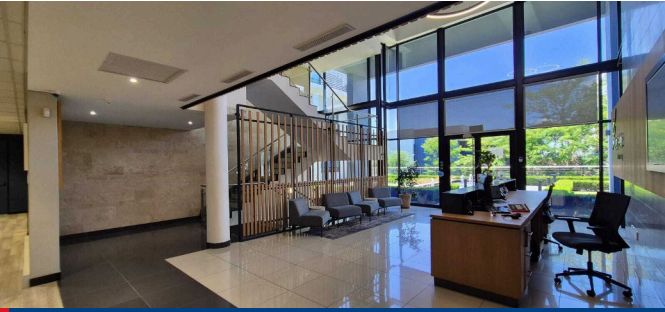
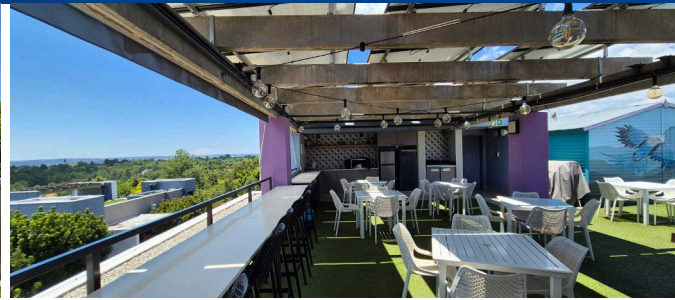
Culross On Main

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.



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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 /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
R21.99 /m²
• Operating costs
• Rates and taxes: R21.99 /m²

Parking

Parking ratio // 4.0 bays /100m²

Basement R800 /bay	Open R500 /bay	Shade 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	Rent esc'n	Lease period
www	Building 3	Office		2,168 m ²	Culross on Main	Whole building	01-Aug-2026	R195.00 /m ²	8.0 %	5 years neg.
	Entire Building	Office	GLA	2,168 m ²	Expense attr.			R195.00 /m ²		
	Terrace	Office	SRA	N/A	194 m ² of SRA at R90.00 /m ² *, not expense attracting			N/A*		
	Store	Office - Storage	SRA	N/A	43 m ² of SRA at R80.00 /m ² *, not expense attracting			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.

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