



# Vacancy Schedule

## April 2026

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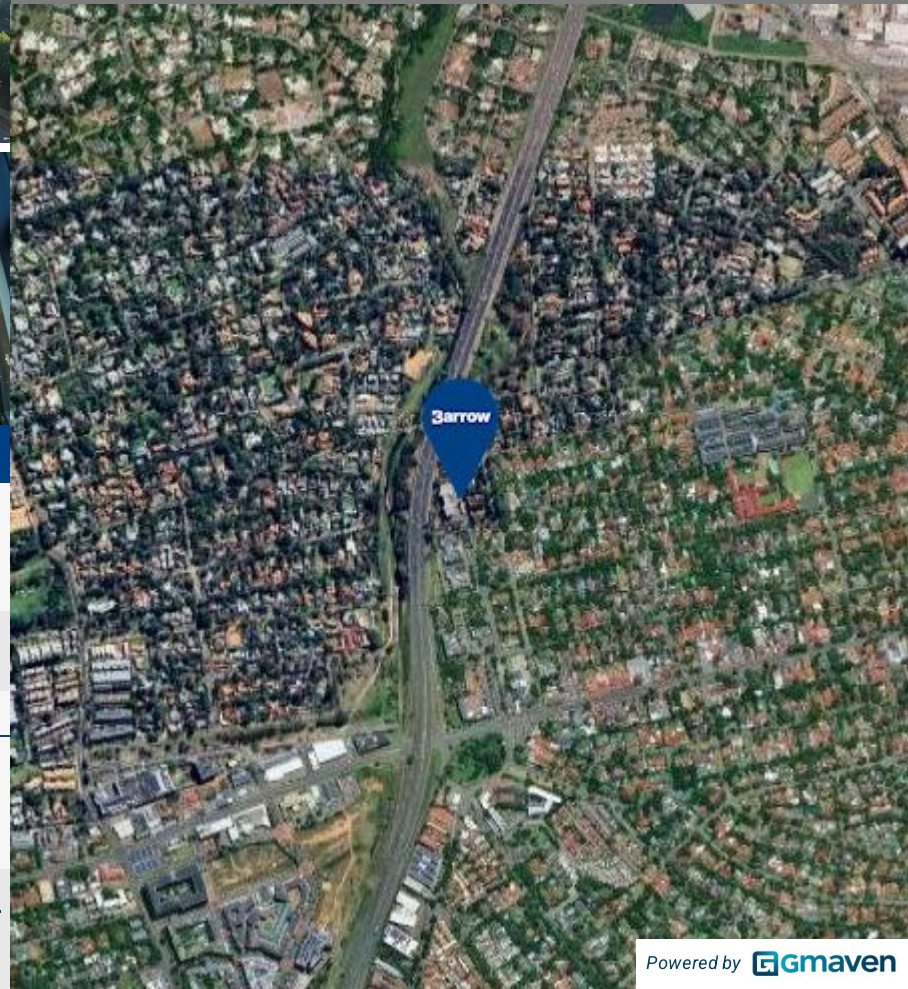
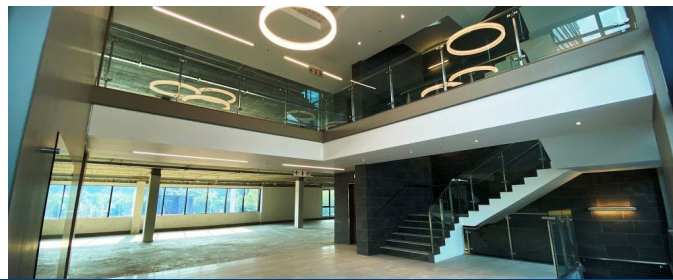
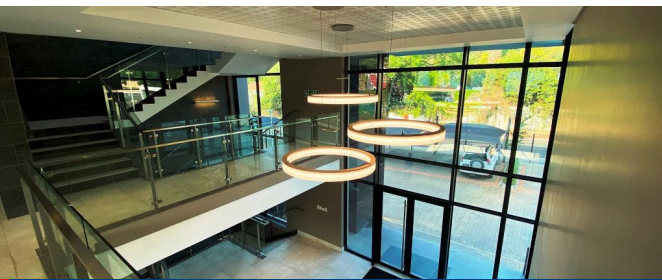
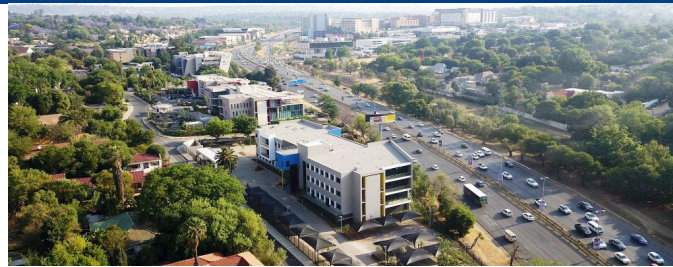
# Waverley Office Park III

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 /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> |

### Parking

### Parking ratio // 1.7 bays /100m<sup>2</sup> Total vacant bays // 166 bays

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
<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.						
	Terrace	Office - Terrace	SRA	N/A	158 m <sup>2</sup> of SRA at R75.00 /m <sup>2</sup> *, not expense attracting						
	Store	Office - Storage	SRA	N/A	65 m <sup>2</sup> of SRA at R75.00 /m <sup>2</sup> *, not expense attracting						
	Balcony	Office - Balcony	SRA	N/A	128 m <sup>2</sup> of SRA at R75.00 /m <sup>2</sup> *, not expense attracting						



# 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:** Aicon • Solar

### 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  
**R24.63 /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 R785 /bay	7	Covered R600 /bay	7	Open R500 /bay
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## Unit(s) information

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Key Link

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.



# Culross On Main

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

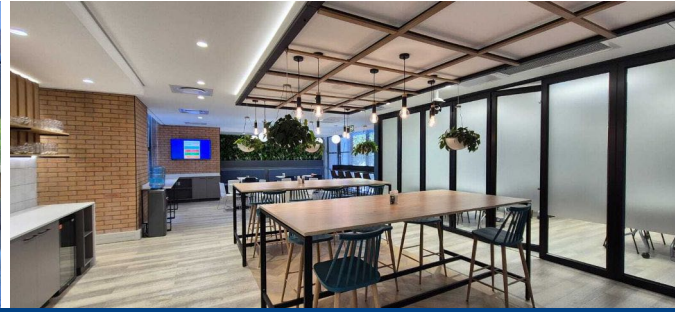
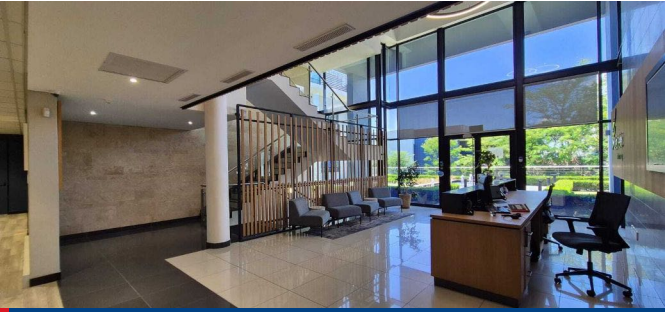
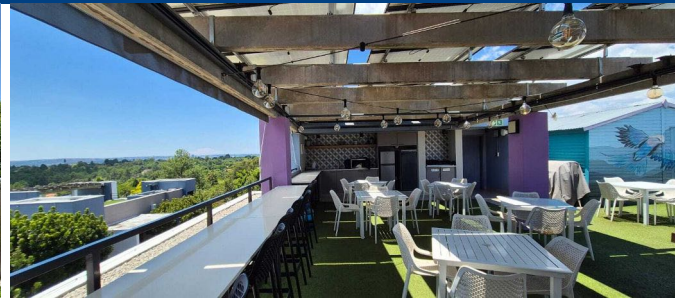


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Park-like, manicured gardens define Culross on Main; an office park development well located on the corner of Main and Culross Roads, in the Bryanston commercial triangle. With dynamic architecture and contemporary design, each building boasts a roof-top 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) • Solar • Backup water supply

### 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  
**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>

<b>Basement</b> R800 /bay	<b>Open</b> R500 /bay	<b>Shade</b> R600 /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
<a href="#">www</a>	Building 3	Office		2,168 m <sup>2</sup>	386 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	194 m <sup>2</sup> of SRA at R90.00 /m <sup>2</sup> *, not expense attracting				N/A*		
	Store	Office - Storage	SRA	N/A	43 m <sup>2</sup> of SRA at R80.00 /m <sup>2</sup> *, not expense attracting				N/A*		



# Culross On Main.

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



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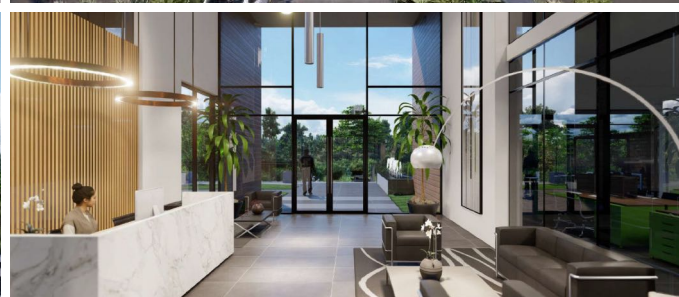
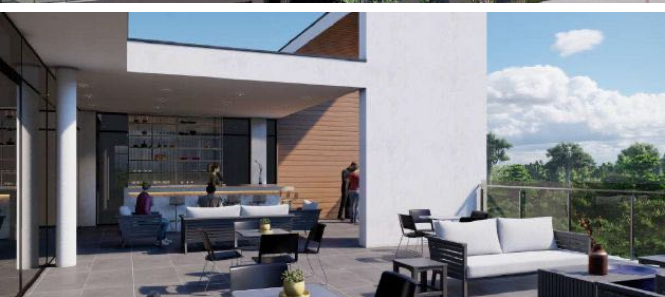
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This new office building comprising 2173.26 sqm of rentable office area is situated in the highly successful Culross On Main Office Park at the corner of Culross and Main Roads in Bryanston. It is the seventh building in the Office Park and contains the following design features:

Although designed to accommodate a single main tenant, the floor plans of the 3 storey building are extremely flexible so that it can also be configured for multiple tenancy. That is people being able to enter their own office space directly from outside or independently from the Foyer.

The building enjoys full visibility on Main Road with signage opportunities. Low E energy efficient glass is used throughout and in all of the large windows. The building is energy efficient because all the East, West and North facades are screened from direct sunlight by either vertical fins on the West and projecting balconies and roof overhangs on the North and East reducing the reliability on the Air Conditioning to maintain comfortable ambient temperature. Backup water tanks will be provided on the roof slab, there is a heat pump for the supply of hot water to the bathroom basins and there will be a solar system on the roof, as well as a backup generator. Parking is provided at a ratio of 4.33 cars per 100sqm of rentable space amounting to 94 bays.

Culross On Main Office Park is a well-established office park and besides some beautiful gardens, it also has its very own privately owned Coffee Shop. This...



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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 • Has generators
- Improvements:** Aircon • Solar • Backup water supply

### Incentives

- R1,250 /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  
**R34.00 /m<sup>2</sup>**  
• Operating costs  
• Rates and taxes: R34.00 /m<sup>2</sup>

### Parking ratio // 4.3 bays /100m<sup>2</sup> Total vacant bays // 94 bays

### Parking

48	Basement	15	Open	31	Shade
	R950 /bay		R600 /bay		R750 /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
<a href="#">www</a>	Building 7	Office		2,173 m <sup>2</sup>	697 m <sup>2</sup>	Culcross on Main	Whole building	01-May-2026	R227.00 /m <sup>2</sup>	8.0 %	5 years
	Ground Floor	Office	GLA	777 m <sup>2</sup>					R227.00 /m <sup>2</sup>		
	First Floor	Office	GLA	699 m <sup>2</sup>					R227.00 /m <sup>2</sup>		
	Second Floor	Office	GLA	697 m <sup>2</sup>					R227.00 /m <sup>2</sup>		
	Terrace	Office	SRA	N/A	160 m <sup>2</sup> of SRA at R90.00 /m <sup>2</sup> *, not expense attracting				N/A*		



# The Crossing

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



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Barrow Properties is proud to introduce 'The Crossing' - an office building comprising 4872m<sup>2</sup> 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.



Powered by Gmaven

## Property information

### Attributes

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

### Incentives

- R250 /m<sup>2</sup> 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         |
| <b>R35.00/m<sup>2</sup> (estimated)</b> | <b>R29.74/m<sup>2</sup></b>               |
| • Utilities: R35.00 /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	2	Open	2	Shade
	R850 /bay		R550 /bay		R700 /bay

## 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*	



# The Column

3010 Winnie Mandela Drive, Bryanston, Johan...

[Website](#)



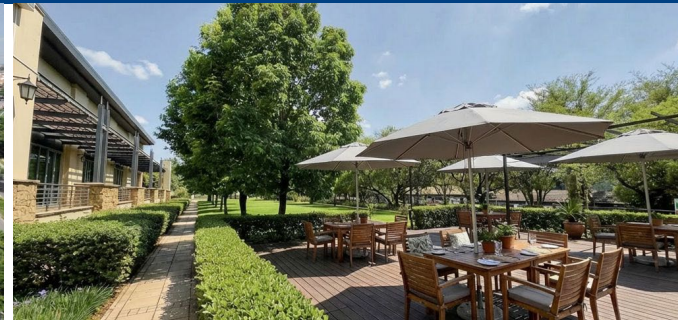
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'The Column' is a premium, multi-tenant office building of 9622m<sup>2</sup> set in the heart of Bryanston adjacent to Winnie Mandela Drive. A beautifully considered space designed for businesses that expect more from their environment and their landlord. Set against meticulously landscaped gardens with communal spaces for connection and collaboration, The Column is set to create an environment for businesses to thrive.

The Column consists of 2 floors which are easily subdivisible. Catering for both private and communal spaces, the office areas are complimented by balconies, terrace areas as well as a central coffee station and canteen. 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.



Powered by Gmaven

## Property information

### Attributes

- Amenities:** Canteen
- Security:** Has security
- Services & tech:** Has generators
- Improvements:** Aircon • Has internet • Solar • Backup water supply • City Improvement District

### Incentives

- R1,500 /m<sup>2</sup> 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         |
| <b>R35.00 /m<sup>2</sup> (estimated)</b> | <b>R22.53 /m<sup>2</sup></b>              |
| • Utilities: R35.00 /m <sup>2</sup>      | • Operating costs                         |
|  | • Rates and taxes: R22.53 /m <sup>2</sup> |

### Parking

- |                 |                |             |
|-----------------|----------------|-------------|
| <b>Basement</b> | <b>Covered</b> | <b>Open</b> |
| R800 /bay       | R650 /bay      | R500 /bay   |

## Unit(s) information

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

Link	Unit ID	Category	Type	GLA	Sub-div. size	Floor(s)	Availability	Gross GLA rental	Lease period
	Entire Building	Office		9,622 m <sup>2</sup>		950 m <sup>2</sup> Whole building	01-May-2026	R175.00 /m <sup>2</sup>	5 years
	Entire Building	Office	GLA	9,622 m <sup>2</sup>	Expense attr.			R175.00 /m <sup>2</sup>	
	Storage	Office - Storage	SRA	N/A	337 m <sup>2</sup> of SRA at R85.00 /m <sup>2</sup> *, not expense attracting			N/A*	



# 19 9th Street

19 9th Street, Houghton Estate, Johannesburg [Website](#)



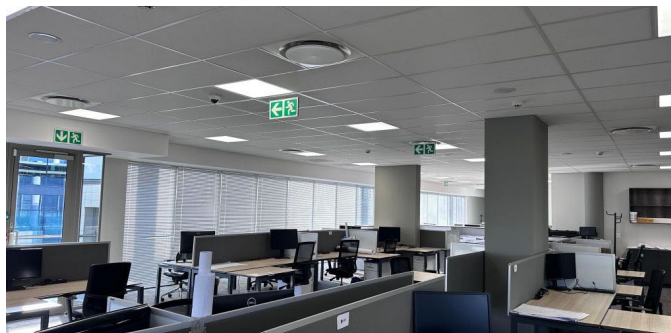
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Perfectly located at the major entry point to the Rosebank suburb, the building sits in the Oxford & Glenhove Precinct, on the intersection of Oxford and Glenhove Roads. This prominent location allows direct access into neighbouring suburbs and main arterial roads. The precinct is in close proximity to the Standard Bank Head Office, Rosebank Mall and is next door to what has affectionately become known as the Coca Cola Building. This suburb is well serviced by public transport with the Rosebank Gautrain station a mere 300-metre walk along Oxford Road.

19 9th street is set amongst landscaped gardens and water features, creating a quiet space between the buildings and a pleasant work environment within the growing commercial node. This office space is available to rent in Rosebank, which offers an unbeatable location. Furthermore, the offices have high ceilings allowing ample natural light to flow into the units.



## Property information

- Amenities:** Canteen
- Security:** Has security
- Services & tech:** Has green building certification • Has generators
- Improvements:** Aircon • Has internet • Solar • Backup water supply

### Attributes

### Incentives

- R800 /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  
**R31.77 /m<sup>2</sup>**  
• Operating costs  
• Rates and taxes: R31.77 /m<sup>2</sup>

### Parking

**Parking ratio // 2.5 bays /100m<sup>2</sup> Total vacant bays // 40 bays**

40 **Basement**  
R1,350 /bay

## Unit(s) information

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

Link	Unit ID	Category	Type	GLA	Sub-div. size	Availability	Gross GLA rental	Rent esc'n	Lease period
<a href="#">www</a>	2nd & 3rd Floor	Office		1,593 m <sup>2</sup> <a href="#">www</a> <a href="#">Link</a>	625 m <sup>2</sup>	01-Sep-2026	R285.00 /m <sup>2</sup>	8.0 %	5 years
	2nd & 3rd Floor	Office	GLA		1,593 m <sup>2</sup>	Expense attr.	R285.00 /m <sup>2</sup>		



# 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)

