



Vacancy Schedule

July 2026

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Gauteng

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Office



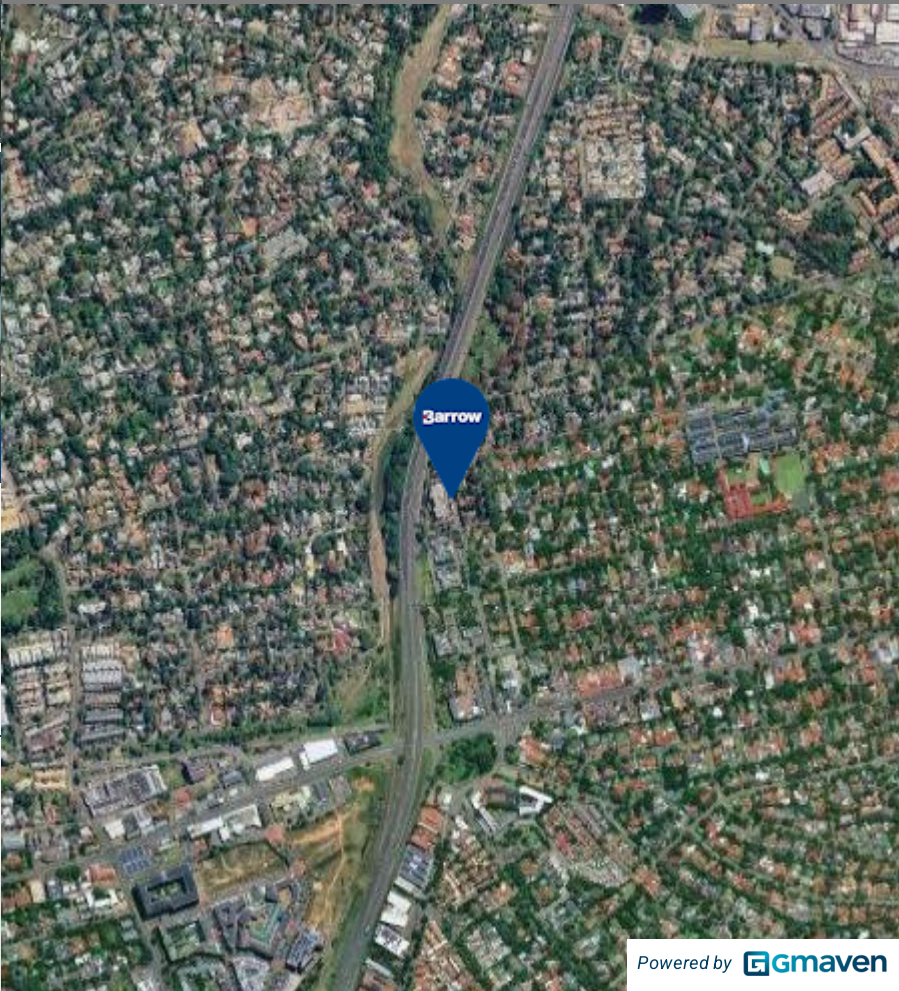
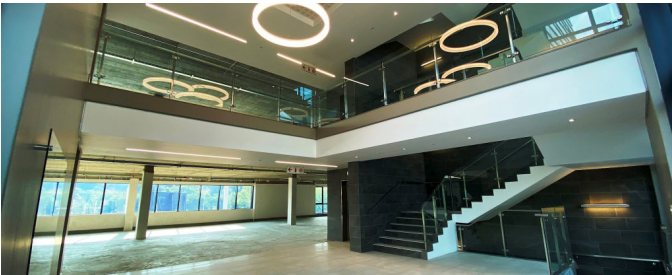
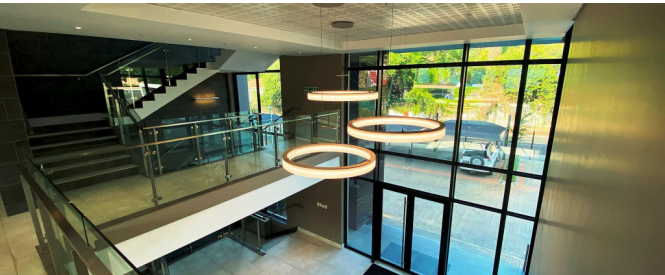


Waverley Office Park III

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



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

Parking ratio // 1.7 bays /100m² 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 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.					R155.00 /m ²		
	Terrace	Office - Terrace	SRA	N/A	158 m ² of SRA at R75.00 /m ² *, not expense attracting						N/A*	
	Store	Office - Storage	SRA	N/A	65 m ² of SRA at R75.00 /m ² *, not expense attracting						N/A*	
	Balcony	Office - Balcony	SRA	N/A	128 m ² of SRA at R75.00 /m ² *, not expense attracting						N/A*	



Culross On Main

34 Culross Road, Bryanston, Johannesburg  Website

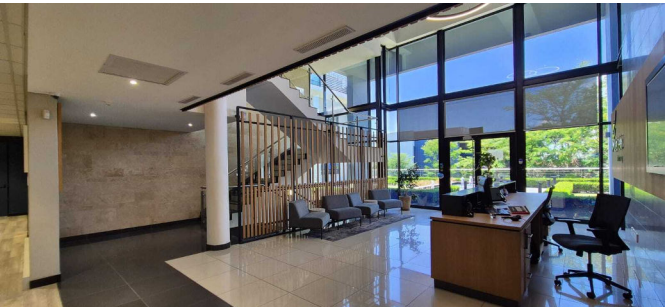


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Park-like, manicured gardens define Culross on Main; an office park development well located on the corner of Main and Culross Roads, in the Bryanston commercial triangle. With dynamic architecture and contemporary design, each building boasts a roof-top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

Incentives

- R750 /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

R22.78 /m²

- Operating costs
- Rates and taxes: R22.78 /m²

Parking

Parking ratio // 4.5 bays /100m²

Basement
R800 /bay

Open
R500 /bay

Shade
R600 /bay

Unit(s) information

Key  Sub-divisible  Combinable  Link

Link	Unit ID	Category	Type	GLA	Sub-div. size	Building	Floor(s)	Availability	Gross GLA rental	Rent esc'n	Lease period
	Building 3	Office		2,168 m ²	 						
	Entire Building	Office	GLA	2,168 m ²	Expense attr.						
	Terrace	Office	SRA	N/A	194 m ² of SRA at R50.00 /m ² *, not expense attracting						N/A*
	Store	Office - Storage	SRA	N/A	62.43 m ² of SRA at R80.00 /m ² *, not expense attracting						N/A*



Culross On Main.

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



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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 the 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 it's very own privately owned Coffee Shop. This...



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

Expenses

Expenses paid over gross rental

R30.00 /m² (estimated)

• Utilities: R30.00 /m²

Expenses included in gross rental

R34.00 /m²

• Operating costs

• Rates and taxes: R34.00 /m²

Parking

Parking ratio // 4.3 bays /100m² Total vacant bays // 94 bays

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
www	Building 7	Office		2,173 m ²	Sub-divisible Combinable						
	Ground Floor	Office	GLA	777 m ²	Expense attr.	697 m ²	Cullross on Main	Whole building	Immediate	R227.00 /m ²	8.0 % 5 years
	First Floor	Office	GLA	699 m ²	Expense attr.					R227.00 /m ²	
	Second Floor	Office	GLA	697 m ²	Expense attr.					R227.00 /m ²	
	Terrace	Office	SRA	N/A	160 m ² of SRA at R90.00 /m ² *, 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 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

- R250 /m² of rentable area based on a signed 5 year lease

Lease type // Modified gross

Expenses

Expenses paid over gross rental
R35.00 /m² (estimated)
• Utilities: R35.00 /m²

Expenses included in gross rental
R29.74 /m²
• Operating costs
• Rates and taxes: R29.74 /m²

Parking

Parking ratio // 4.8 bays /100m² Total vacant bays // 12 bays

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*	



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 /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) | R31.77 /m² |
| • Utilities: R35.00 /m ² | • Operating costs |
| | • Rates and taxes: R31.77 /m ² |

Parking ratio // 4.4 bays /100m² Total vacant bays // 70 bays

Parking

- | | |
|----|-------------|
| 70 | Basement |
| | R1,350 /bay |

Unit(s) information

Key Sub-divisible Combinable Link

Link	Unit ID	Category	Type	GLA	Sub-div. size	Availability	Gross GLA rental	Rent esc'n	Lease period
	2nd & 3rd Floor	Office		1,593 m ²	659 m ²	01-Sep-2026	R285.00 /m ²	8.0 %	5 years
	2nd & 3rd Floor	Office	GLA		1,593 m ²	Expense attr.	R285.00 /m ²		



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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