

ExecuJet Business Centre



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Indicative of Entrance Foyer

- AAA Grade Office Park
- Views of runway
- State of the Art modern building
- Excellent access to the N2
- 24 Hour Security
- Internal Coffee Lounge/Pause Area
- Terraces
- Generous Tenant Installation Allowance (R1 500/m2)

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Financials

Area	Available space as indicated on floor plans overleaf
Size	Flexibility on area
Common Area Factor	1.24
Rental Rate	R125.00/m ² (Gross Rental)
Parking Ratio	4 Bays / 100 m ² let (Factor 1.8 Undercover, 2.2 Open)
Parking	Open Bays @ No Cost Basement Bays @ R650.00/Bay
Escalation	9%

Example:

Area	<i>GLA 600 m² (usable 483.8 m²)</i>	<i>@ R125.00</i>	<i>= R 75 000.00</i>
Open Parking	<i>13 Bays</i>	<i>@ No Cost</i>	<i>= R 0.00</i>
Basement Parking	<i>11 Bays</i>	<i>@ R650.00/Bay</i>	<i>= <u>R 7 150.00</u></i>
Gross Rental			<i><u>R 82 150.00</u></i>



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SCHEDULE OF FINISHES & SPECIFICATIONS

- OFFICES TO TERMINAL BUILDING -

STRUCTURE

The structural frame is primarily concrete with 280mm cavity brick walls, plastered and painted.

ROOF STRUCTURE

Primary roof covering

- The primary roof will be a waterproofed concrete slab with upstand beams.

Covering over Atrium

- Structural steel frame with coloured Cromodeck finish roof sheeting with glazed roof sides.

Rain water disposal

- 110mm uPVC downpipes cast in concrete columns connecting to fullbore outlets.
- Gutters to be galvanised steel.

EXTERNAL FAÇADE

Walls

- 280mm Cavity walls plastered and painted with the following decorative feature in small quantities to Architect's Specification.

External windows and doors

- Double glazed curtain wall with tinted glass framed in powder coated aluminium frame.
- Powder coated aluminium windows and doors with 6.38 laminated safety glass.

GROUND FLOOR FOYER AND LIFT FOYERS

Ground floor lobby

- Allowance has been made for granite or equal tiles to ground floor foyer to Project Architect's Specification.
- The ceiling will be skimmed and painted with an allowance for a vertical bulkhead to Architect's design.
- The walls will be plastered and painted.
- A front reception desk to the building will be located next to the lift lobby to Architect's design and specification.

Lift lobbies to First, Second, Third floor.

- The lift lobby floors will be tiled with porcelain floor tiles.
- The ceiling will be skimmed and painted with an allowance for a vertical bulkhead to Architect's design.



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ABLUTIONS

Each floor will have male and female ablutions per Municipal requirements.

- The ablution floors will be tiled with a porcelain tile.
- Wash hand basins, w.c's and urinals will be of good quality. The perimeter ablution walls will be tiled full height.
- The wash hand basins will be contained within or mounted on top of a vanity slab to Architect's Specification.
- The wash hand basins will have hot and cold water supplied by one under slung 10L geyser per ablution or by solar heated water.
- The w.c.'s will have Giberit cisterns.
- There will be mirrors above the wash hand basins.
- Soap dispensers, sanitary bins and paper dispensers will be supplied and maintained by an appointed service provider.

TEA KITCHENS

- Provision has been made in all tenant areas for cold water supply as well as drainage. Position of tea kitchens to be confirmed with Project Architect's.

INTERNAL FIRE ESCAPES

- Fire escape stairs will be finished with a granolithic screed, with readings to stairs.
- The walls will be plastered and painted.
- The doors will be fire rated to municipal fire requirements.
- The soffits of staircases will be skim plastered and painted.
- Balustrades and hand rails to fire escapes will be galvanised and painted.

ATRIUM

- The atrium will feature large planted palms or equal trees with planting at the base of the trees. A water feature will wrap around the circular planter.
- On levels above ground floor, the edge of the slab will be protected with a stainless steel and glass balustrade to Architect's Specification and later detail.
- The internal staircase adjacent to the lift shaft will be comprise tiled concrete stairs with balustrade and handrail.

TENANT ALLOWANCE

- Tenant allowance will be R1,500 m2 for ceilings, partitions, carpets, tea kitchens and necessary plumbing, air conditioning and electrical installation. The airconditioning system will be installed and diffusers may be moved by the project air conditioning sub contractor to suit the tenants layout. The cost of the ac fit out will be deducted from the TA allowance.
- The perimeter wall facing the atrium will be glazed with powder coated aluminium frames. The door to the tenant's area will be as the architect's standard detail.
- The tenants will receive a shell which will include perimeter walls, screeded floor, basecoats on plastered walls. Columns will be plastered and painted with one base coat. No ceilings will be installed. The AC system will be installed. No power skirtings or light fittings will be installed. There will be a DB board from which tenants power will be taken. The tenant to use building's electrical contractor for electrical installation. Both electrical and AC sub contracts will be tendered and thus rates will be market related.
- There will be a board in reception indicating the tenants names and floor level. Signage will only be allowed on the tenant's door and to the Architect's approval.

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- OFFICES TO TERMINAL BUILDING -

FIRE SERVICES

- Regulation fire extinguishers, fire hose reels contained in fire hose reel cupboards. Vertical ducts to be fire stopped per municipal regulations.
- The building will have a fire detection system/ alarm.

LIFTS

- The building shall contain 2 (no.) 13 person capacity lift travelling at 1m per second. It will serve all floors including the basement. The lift rear wall and one third of one side wall will be glazed.

EMERGENCY GENERATOR

- The building will be fitted with a generator to provide back up power in the event of a power failure.

ACCESS CONTROL

- Parking to basement will be access controlled with booms. Entrance to the site will be controlled with a 24 hour guard at the guard house. Each tenancy should arrange their own internal access control to their tenancy area.

BASEMENT PARKING

- Power floated floor
- SABS lighting
- Painted bands to columns
- Basement soffit painted around lights only.
- Basement walls bagged and painted.
- Vehicular access to basement regulated by booms and operated by remote control.

EXTERNAL PARKING AREA

- The entire site will be fenced with steel Bekard fencing. The fencing shall be 2.1 m high with three strands of electric fencing at top.
- There will be a guardhouse at the entrance with two gates with remote control operation.
- The outside parking will primarily be tarred with areas of cobble paving decoratively placed to Architects Specification and later design.
- Allowance has been made for planters at the entrance to the building. There will also be planting on the apron side of the terminal building and at the port cochere.

EXCLUSIONS TO TERMINAL AND OFFICE BUILDING

- Loose furniture and fittings
- Blinds

ExecuJet Business Centre





Bellville – 15minutes
CBD – 15 minutes
Century City – 15minutes
Somerset West – 15minutes

The Site

ExecuJet Business Centre

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All the above figures exclude VAT, unless otherwise stated.

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