

popokwane

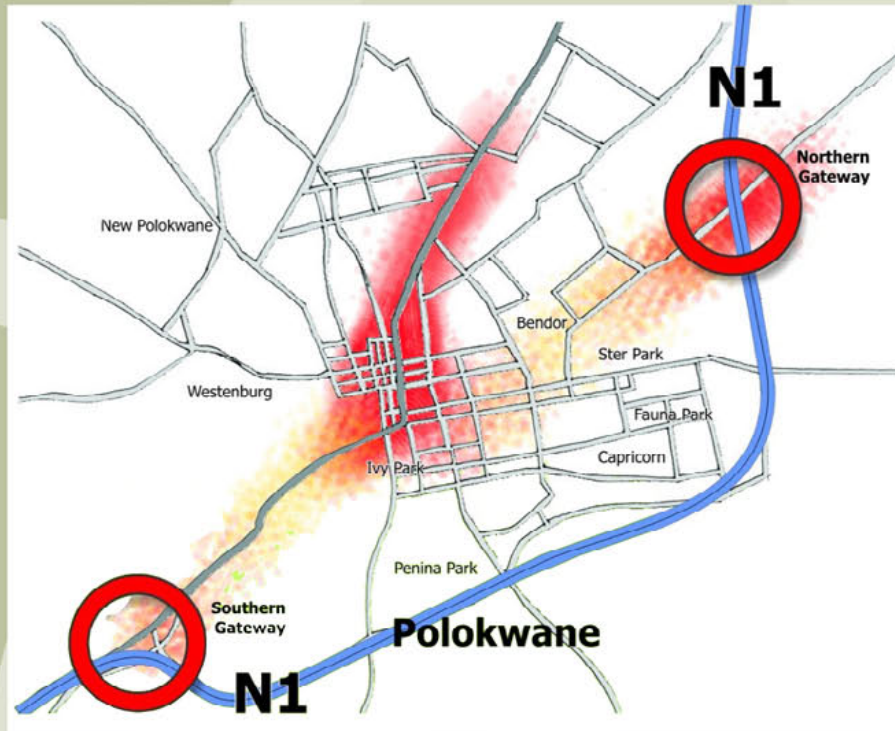


THORNHILL

office park



EXECUTIVE SUMMARY



Don't miss the opportunity to secure prestigious office space in Polokwane or to invest in this unique development. The Thornhill Office Park is the first (and presently the only) office park development in Polokwane and the Limpopo Province and will be situated at the crossing of two national roads (N1 bypass and Mooketsi R81) more commonly known as the Northern Gateway of Polokwane. It is also situated opposite the new regional mall development (the Mall of the North). The 8 ha site is fully rezoned for development of a 42 200m² office park and offers excellent visibility from the two national roads. The site is the only property available at the Northern Gateway for this purpose. The Thornhill Office Park will therefore be a one of a kind development.

Unique characteristics of this development.

1. Low coverage, with only 35% coverage on the site it will allow for an open feeling with landscaped areas and walkways to create an ideal corporate/office environment.
2. Parking ratios far exceeding the standards required by the authorities.
3. Excellent visibility on the junction of the N1 and R81.
4. In the heart of the Northern Gateway of Polokwane, directly opposite the Regional Mall and in the up-market eastern suburbs of Polokwane.
5. Development designed as a whole – ensuring an up-market and prestige image.
6. Energy efficient designs.
7. Walking distance (200m) from the Thornhill Shopping Centre.

Two options are available:

1. Ownership through purchasing a completed building or a portion thereof or by purchasing an area with the right to develop own building under prescribed architectural guidelines;
Or
2. Leasing.

Contacts and Enquiries

Prospective clients are invited to contact Michiel de Bruin at 015 291 2147, 0834592034 or mvndb@mweb.co.za or Andre Lombard at 0823881334 or al111@mweb.co.za.



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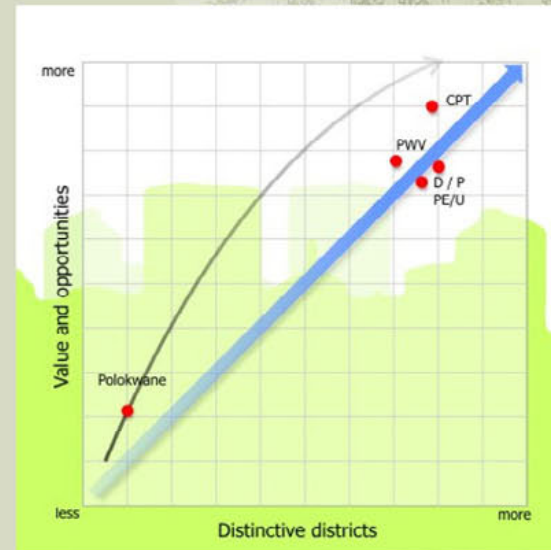
EXECUTIVE SUMMARY

Polokwane is not only the capital city of the Limpopo Province but also the province's only officially declared city. The city is the main seat of the Limpopo Provincial Government and houses the majority of the Government Departments. It also houses an increasing number of head- or regional offices of private companies and enterprises. The city therefore hosts a significant number of public and private administrative functions and as such can also be described as the Administrative Capital of the North.

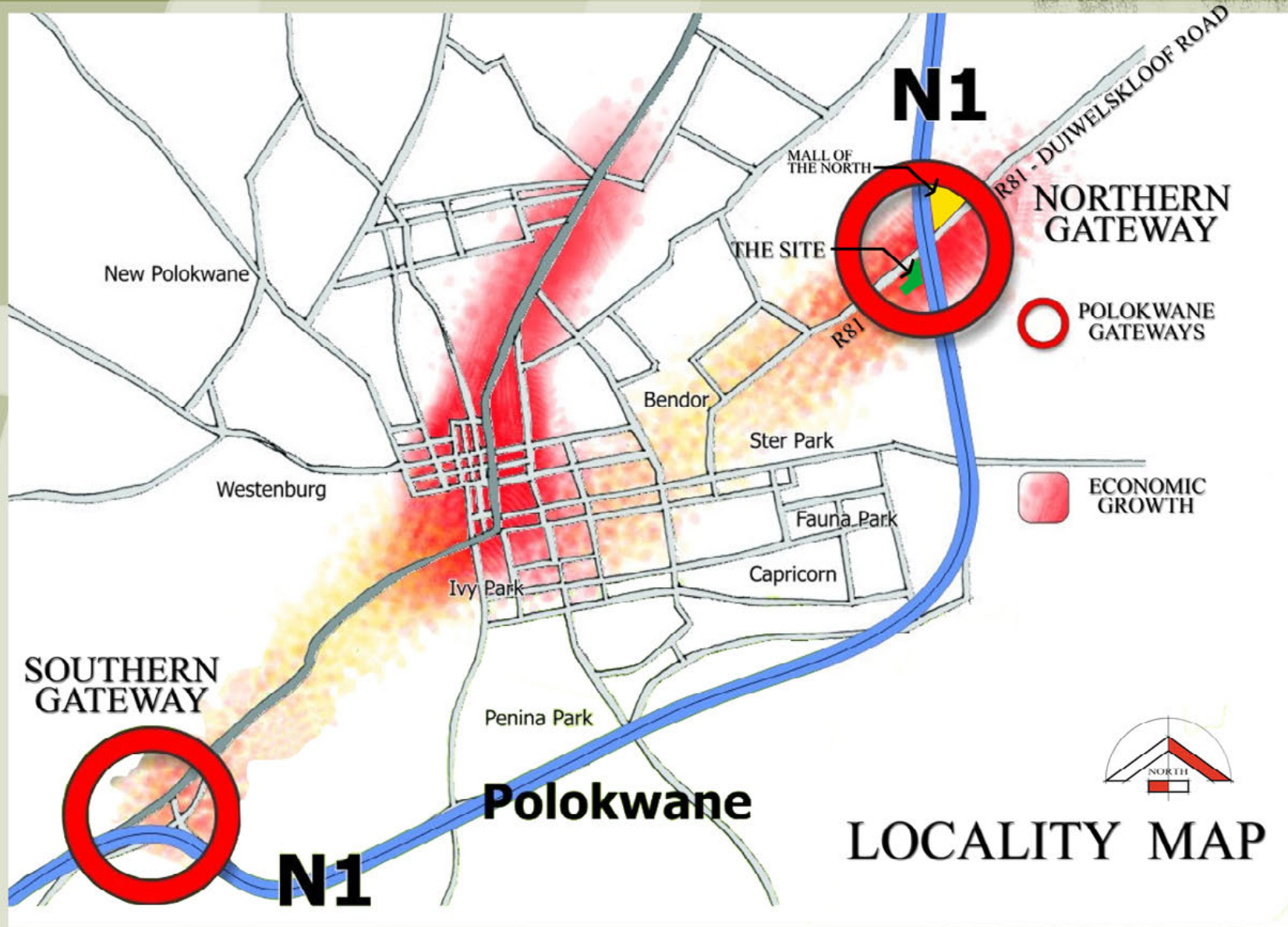
Polokwane's unprecedented growth over the past few years led to its metamorphosis from town to a regional full scale city. It has grown into a fully fledged city which complies with the majority of significant characteristics associated therewith. This was also experienced by our other landmark cities of which Pretoria would be an excellent example. The Atterbury Road / N1 junction is proof of the appropriateness of a regional mall and corporate offices so far away from the CBD. As with Pretoria in the early nineties, in Polokwane there exists an active and bustling central business district, a rapidly expanding industrial region that not only serves Polokwane but also the greater region.

With the above mentioned in mind it is not hard to understand that the corporate world is taking notice of this vibrant city and why Polokwane is experiencing an ever increasing demand for adequate office space, not only within the confines of the central business district but also in decentralized locations of high visibility, accessibility and regional significance. Recognition has been given to Polokwane's regional significance with the approval of the city's first regional mall, "The Mall of the North", which stands to be developed on the opposite corner of the N1/R81 Modjadji Road crossing. The crossing of two national roads, the development of a regional mall, coupled with the development of the proposed Thornhill Office Park will place a significant regional focus on this junction, which is referred to as The Northern Gateway.

The stimulus for the Thornhill Office Park derives from a unique niche in the office market which does exist in Polokwane, but has not been satisfied or even remotely addressed. Taking cognizance of the significant road junction and position of the proposed development, one will realize that such a unique land pocket, with attributes which are truly one of a kind in Polokwane such as unsurpassing visibility and ease of access, justifies an equally unique development.



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R81 (DUIWELSKLOOF ROAD)

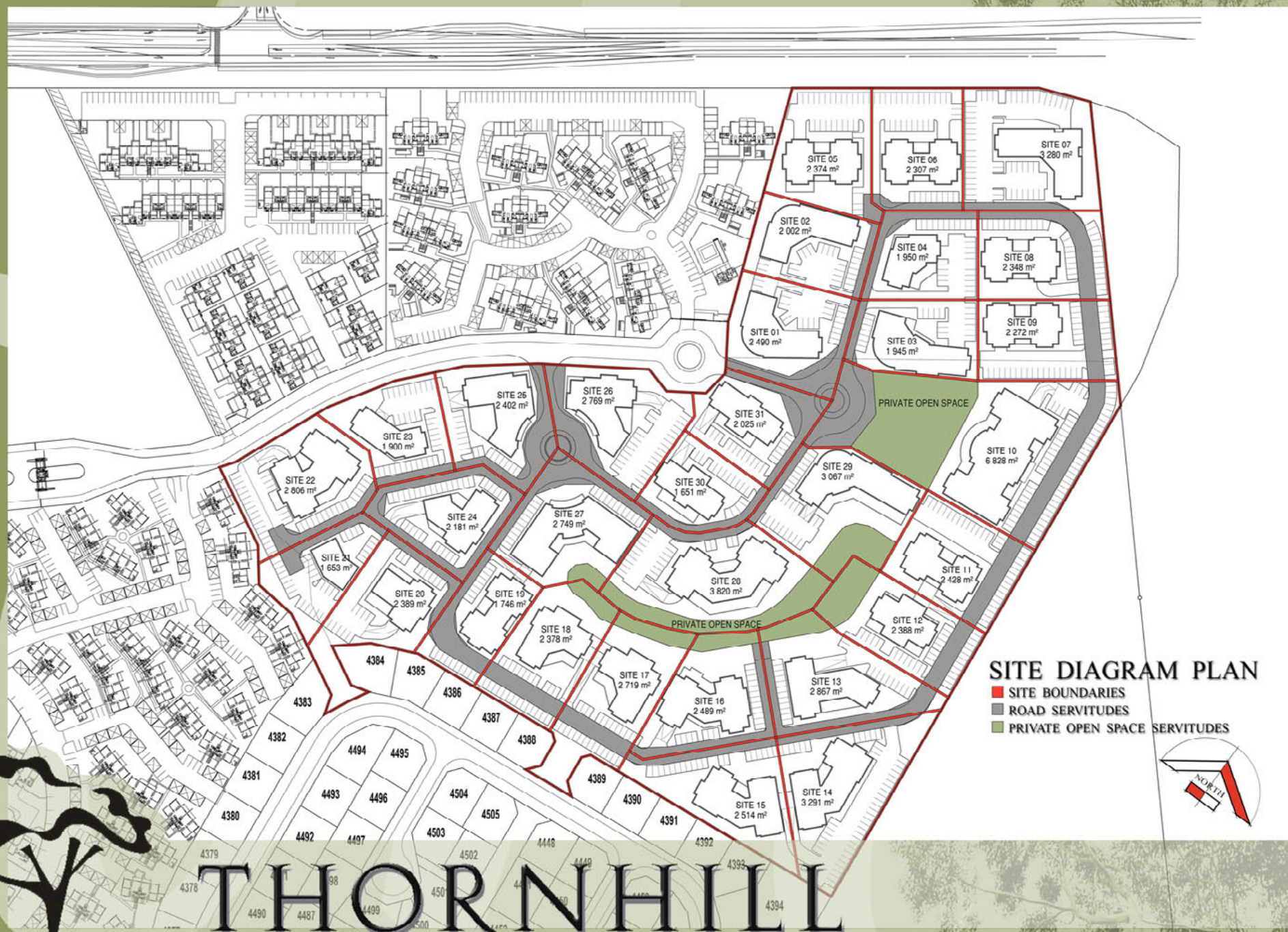
N1 NATIONAL HIGHWAY



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SITE MASTER PLAN



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THORNHILL OFFICE PARK DEVELOPMENT DATA

ERF NO	ERF SIZE	BUILDING SIZE	F.A.R	HEIGHT	COVERAGE	PARKING REQUIRED	PARKING PROVIDED
1	2490	1085	0.43574297	2 FLOORS	684m²/27%	39	42
2	2002	1160	0.57942058	2 FLOORS	701m²/35%	42	45
3	1945	1135	0.58354756	2 FLOORS	770m²/40%	41	44
4	1950	1010	0.51794872	3 FLOORS	434m²/22%	36	39
5	2374	1360	0.57287279	3 FLOORS	602m²/25%	49	53
6	2307	1360	0.58951019	3 FLOORS	602m²/26%	49	55
7	3280	1800	0.54878049	3 FLOORS	763m²/23%	65	72
8	2348	1360	0.57921635	3 FLOORS	602m²/26%	49	53
9	2272	1360	0.59859155	3 FLOORS	602m²/27%	49	58
10	6828	2800	0.41007616	3 FLOORS	1 471m²/22%	101	112
11	2428	1375	0.56630972	3 FLOORS	602m²/25%	50	55
12	2388	1285	0.5381072	3 FLOORS	499m²/21%	46	51
13	2867	1235	0.43076386	2 FLOORS	714m²/25%	44	47
14	3291	1600	0.48617442	2 FLOORS	833m²/25%	58	75
15	2514	1300	0.51710422	2 FLOORS	800m²/32%	47	52
16	2489	1160	0.46605062	2 FLOORS	785m²/32%	42	45
17	2719	1135	0.41743288	2 FLOORS	586m²/22%	41	44
18	2378	1135	0.47729184	2 FLOORS	586m²/25%	41	44
19	1746	1035	0.59278351	2 FLOORS	602m²/34%	37	40
20	2389	885	0.37044789	2 FLOORS	465m²/19%	32	33
21	1653	700	0.42347247	2 FLOORS	350m²/21%	25	31
22	2806	1632	0.58161083	3 FLOORS	849m²/30%	59	70
23	1900	1040	0.54736842	2 FLOORS	456m²/24%	37	47
24	2181	1035	0.47455296	2 FLOORS	566m²/26%	37	44
25	2402	1160	0.48293089	2 FLOORS	707m²/29%	42	45
26	2769	1310	0.47309498	2 FLOORS	694m²/25%	47	51
27	2749	1600	0.58202983	2 FLOORS	976m²/36%	58	64
28	3820	1550	0.40575916	2 FLOORS	943m²/25%	56	57
29	3067	1628	0.53081187	2 FLOORS	860m²/28%	59	64
30	1651	835	0.50575409	2 FLOORS	465m²/28%	30	32
31	2025	935	0.4617284	2 FLOORS	461m²/23%	34	38
TOTAL	80028	40000	0.49982506		21 067m²	1442	1602

TOTAL SITE = 80 028m²

COVERAGE PROVIDED = 21 067m² (0,26) 26%



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BUILDING FORM STUDY



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BUILDING FORM STUDY



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ARCHITECTURAL THEME

PRECINCT DEVELOPMENT GUIDELINES

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ARCHITECTURAL THEME



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