

BrickfieldCanvas

10 400 m²

Woodstock

Cape Town



New A Grade Business Park

Coming Soon - September 2019

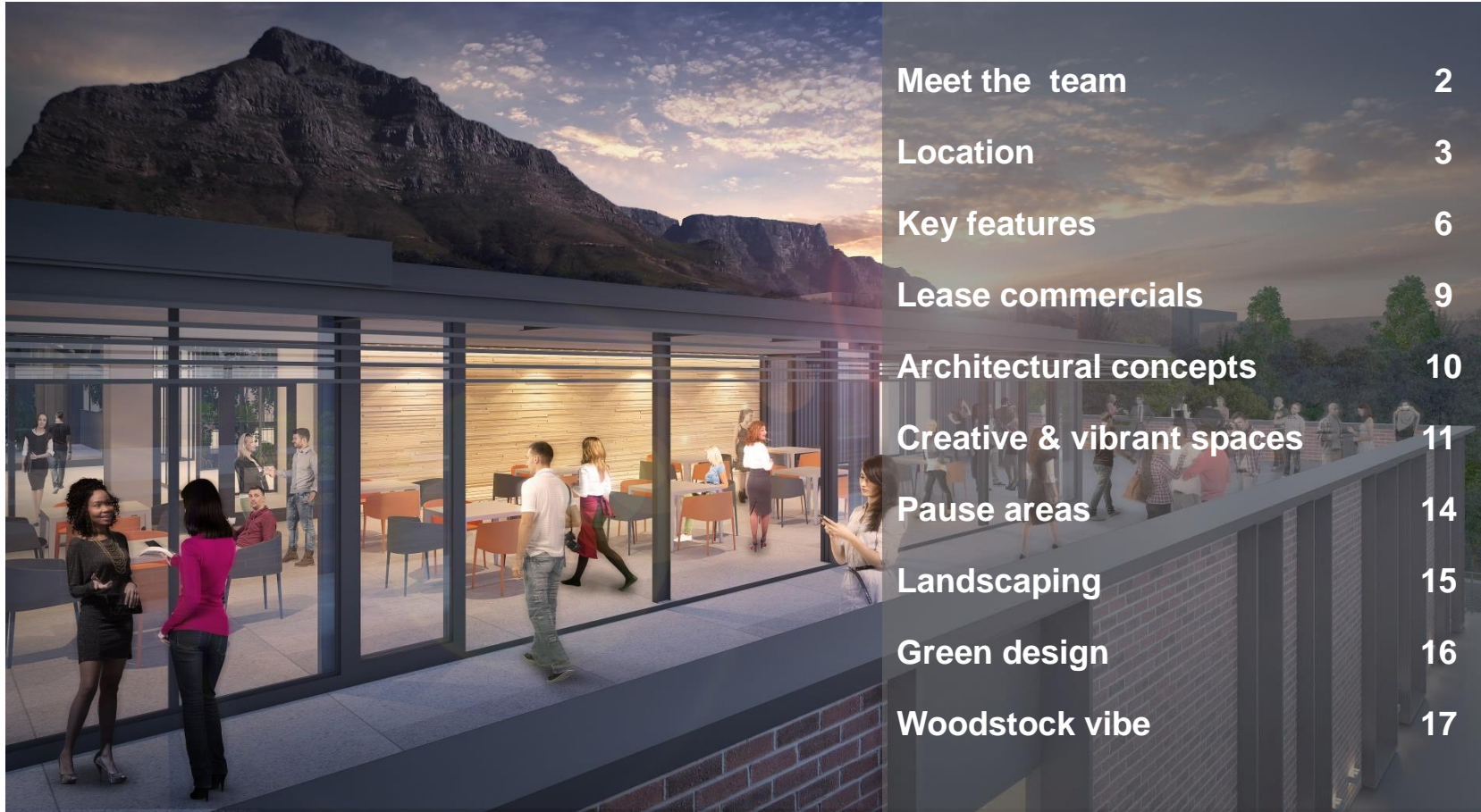
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Brickfield Group



35 Brickfield Road Woodstock, Cape Town, 7925 - Latitude 33°56'12.70"S Longitude 18°27'21.13"E

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On offer at **Brickfield** Canvas



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Meet the Team

Our tenants are our passion



Entrepreneur and Developer - with a passion for building businesses, and a personal track record of delivery and success

Trevor Jacobs
Cell+27 83 565 2438
trevor@fireflycapital.co.za



COO - with 35 years experience in property and construction, having successfully delivered a broad array of quality projects on time and within budget

Steven Lukey
Cell +27 82 415 4099
steven@fireflycapital.co.za



Leasing and Marketing Manager - with strong corporate experience and a flair for negotiating property transactions, aimed at building happy and lasting relationships

Lauren le Roux
Cell +27 79 813 8081
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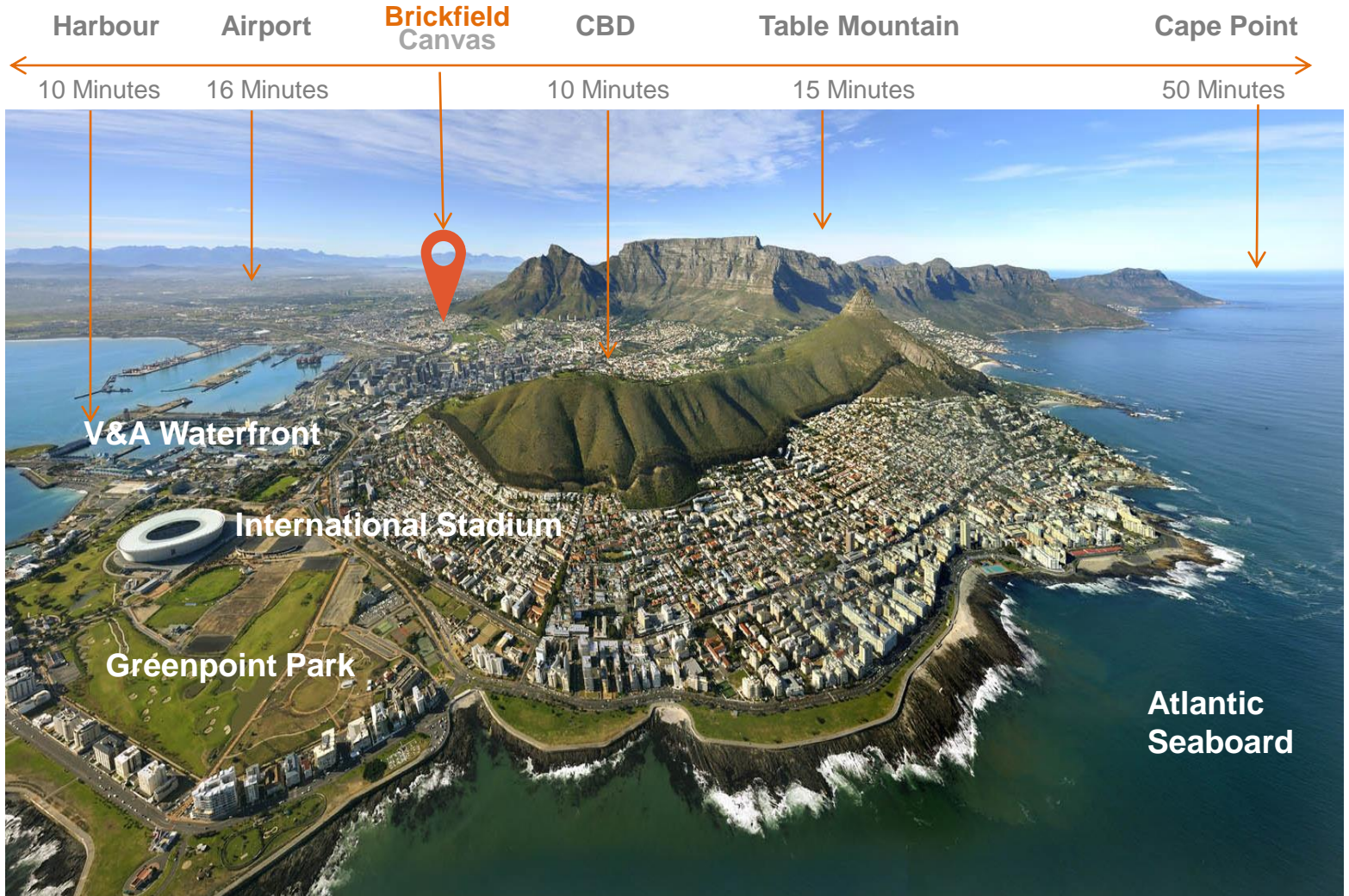


Accounts and Administration - Ensuring that all business interaction is seamless and enjoyable.

Nicole Ferdinando
Cell +27 83 315 1993
nicole@fireflycapital.co.za

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A world class business destination



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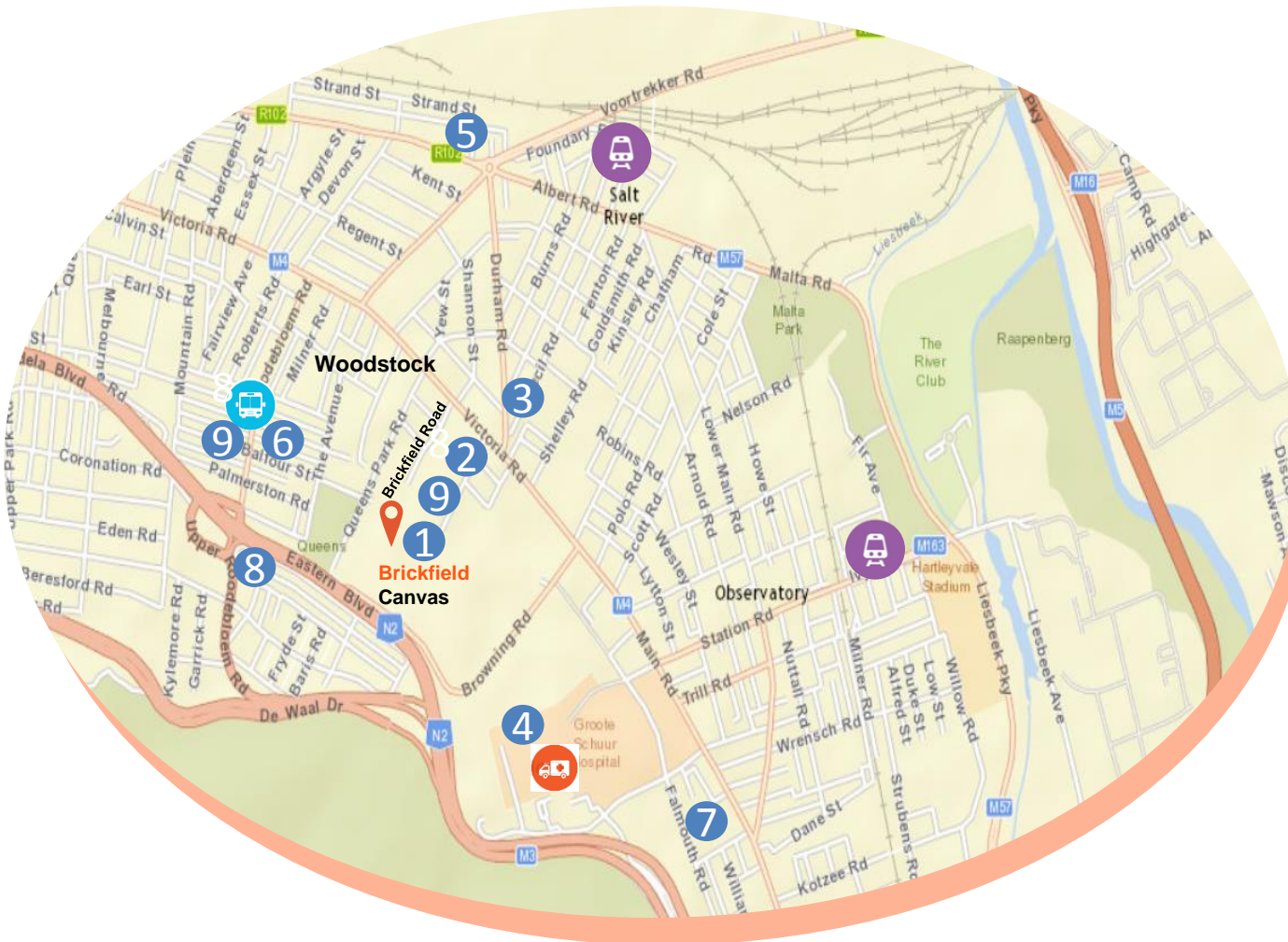
Prime location in the heart of the Mother City



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An office park offering convenience

A variety of amenities



- 1 Hilton Hotel
- 2 Bootleggers
- 3 Devils Peak Brewery
- 4 Hospital
- 5 Biscuit Mill
- 6 My CITI Bus
- 7 Shopping
- 8 Exit 4 Roodebloem
- 9 Restaurants

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Key Features



- Prime location within vibrant Woodstock precinct
- Close proximity to CBD without the CBD congestion
- Safe and secure environment 24/7
- Ample onsite parking for employees and visitors
- Close to public transport

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Design features include



- A Grade offices
- 10 400 m2 of prime rentable area
- Large foot plates over 3 floors
- 3.3 m high ceilings
- Maximum interior design flexibility
- Modern bathrooms, lifts and lobbies
- Sealed concrete floors
- Air-conditioning throughout
- Hi-speed fibre network and Wi-Fi
- Green building design
- Natural light and energy through the building
- Shared meeting and workspace facilities
- Generator (for emergency services)

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Roof terrace for functions and conferencing

Panoramic views from top floor



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Lease commercials

Let's discuss your requirements -flexible lease terms available



Rentable Area

10 400 m²

3 floors : sub-divisible from 200m² units



Rental

R185/m²



Parking Bays

R850/bay



Tenant Allowance

Based on length of lease and fit-out requirements



Tenant Charges

Consumption charges

Second 3 245 m²

First 3 402 m²

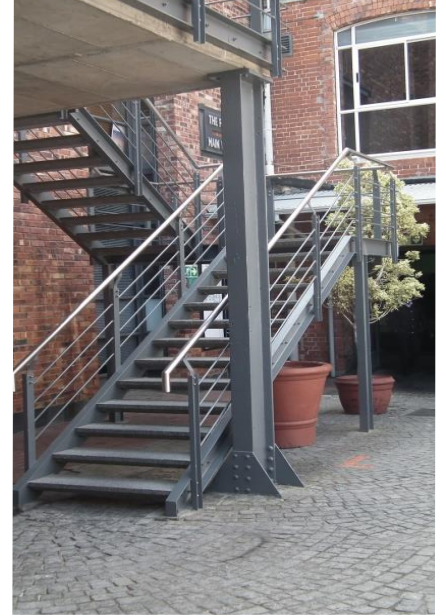
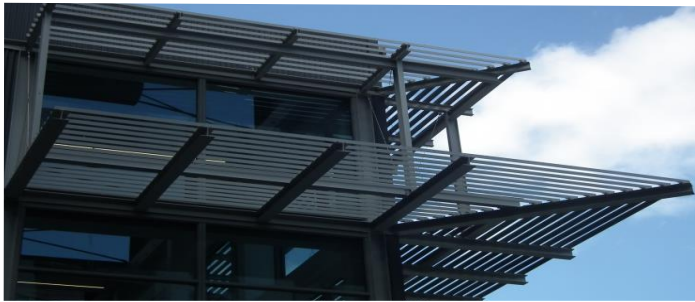
Ground 3 741 m²



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Modern architectural concepts

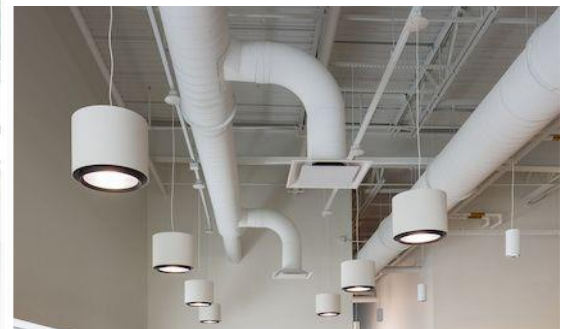
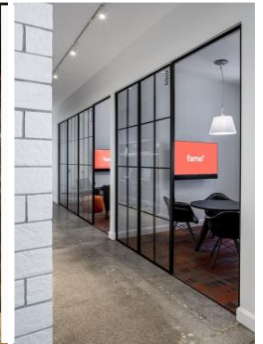
Clean lined and contemporary palette infused with brickfield heritage and style.



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Personalise your own creative spaces

An open Canvas in a spacious, light and trendy environment



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Building a collaborative community

A combination of space and flexibility



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Ideally suited for lab space

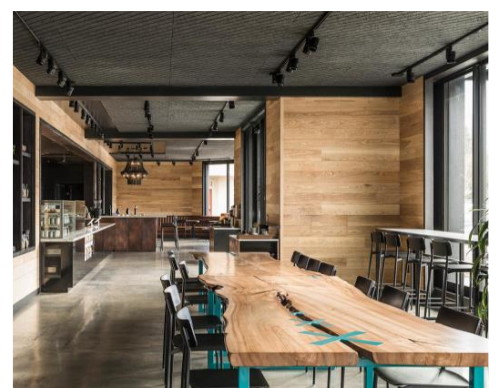
Innovative services



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Break away pause areas

Creative inspiring spaces



Break away landscaped areas

Open spaces to stretch your legs and your imagination



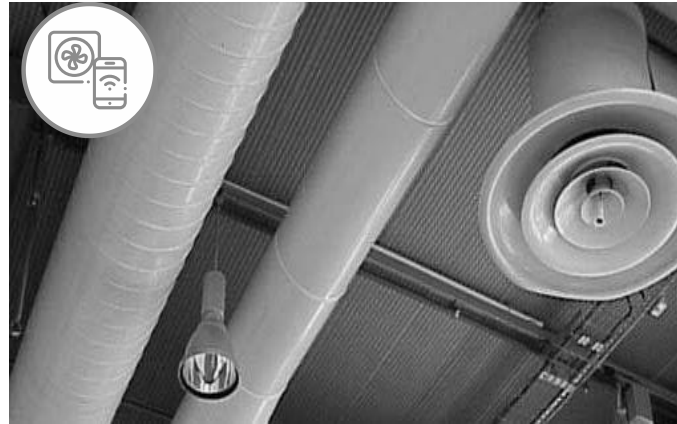
Green design features

Saving you money – Saving our planet

Water Saving Solutions



Smart technology HVAC Solutions



Energy efficiency



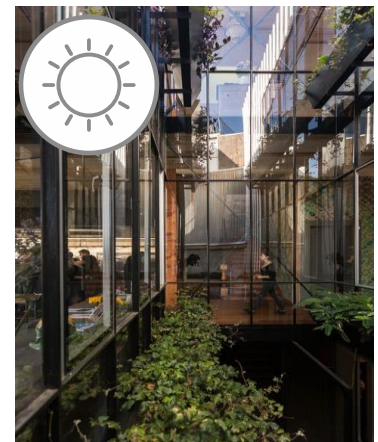
Solar PV Plant



In slab heating and cooling

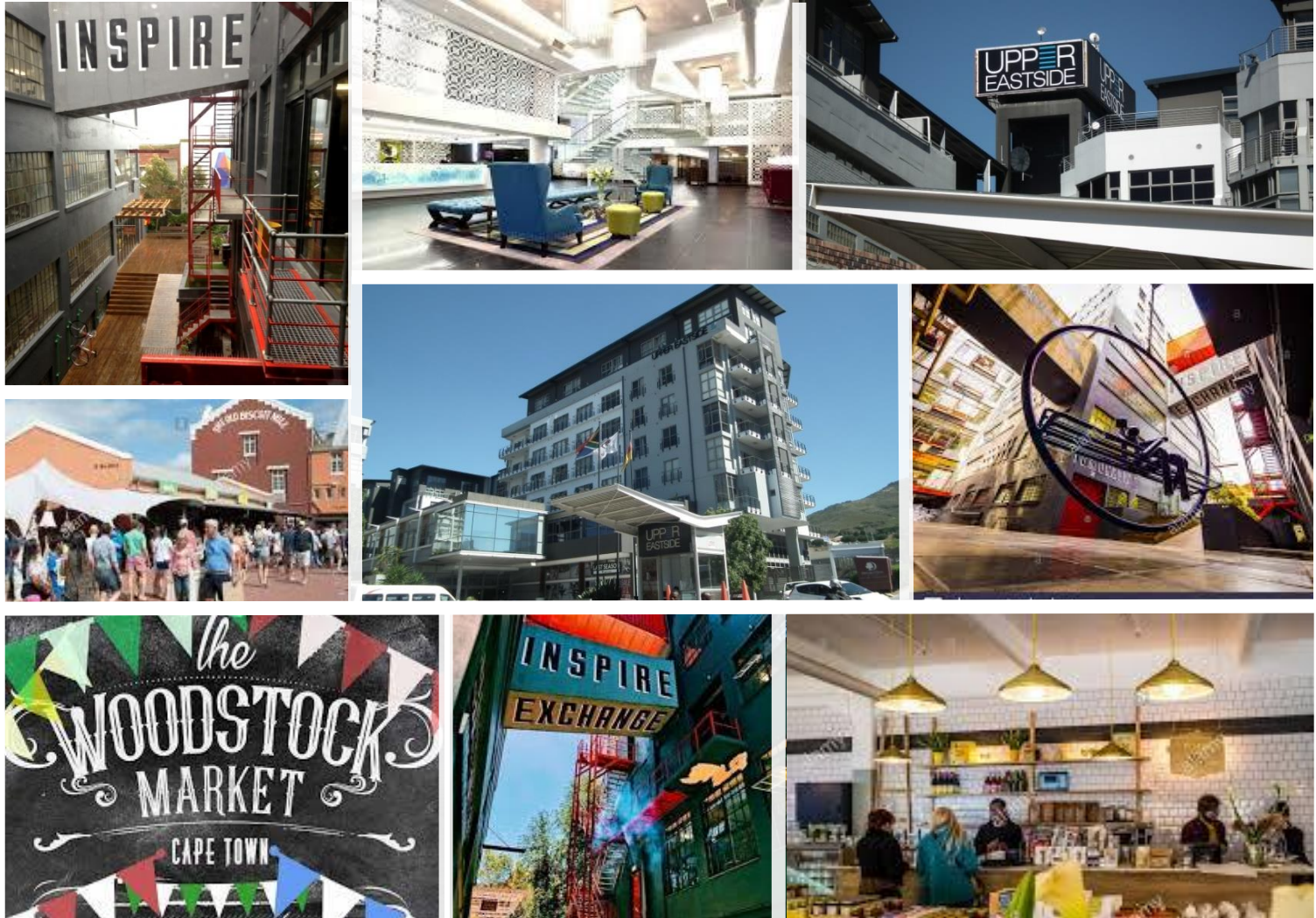


Natural Light



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Be inspired amongst a thriving environment



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