



BOXWOOD
PROPERTY FUND

THE BOX | 9 LOWER BURG STREET



TOTAL LETTABLE AREA: 26,257/m²

PREMISES AVAILABLE

FLOOR	AREA	GROSS RENT	AVAILABILITY
1 st Floor	959m ²	R135/m ²	Immediate
2 nd Floor	959m ²	R135/m ²	Immediate
6 th Floor*	73m ²	R165/m ²	Immediate
6 th Floor*	191m ²	R165/m ²	Immediate
6 th Floor*	279m ²	R165/m ²	Immediate
17 th Floor	169m ²	R165/m ²	Immediate
20 th Floor	956m ²	R185/m ²	Immediate
21 st Floor	956m ²	R185/m ²	Immediate
22 nd Floor	596m ²	R185/m ²	Immediate
23 rd Floor	451m ²	R185/m ²	Immediate
25 th Floor	339m ²	R185/m ²	Immediate
30 th Floor	361m ²	R185/m ²	Immediate
31 st Floor	433m ²	R185/m ²	Immediate

* These floors can be combined to give a total area of 746m²

The building has exceptional views and is situated close to all main roads in and out of the CBD. It is within walking distance of all public transport and parking is available in the building. The building is being redeveloped and rentals are indicative of a finished product.

Rentals are exclusive of VAT, utilities and rates increases

ESCALATION 8%

TENANT INSTALLATION 1 month's rental per lease year (based on 3-year lease)

BENEFICIAL OCCUPATION 3 months

PARKING R1550/bay

COMMISSION Standard old SAPOA commission tariff
Normal payment terms apply

LEASE AGREEMENT Standard Landlord's lease agreement to be signed.



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TYPICAL FLOOR PLAN

