

New offices on Killarney Golf Course

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Barrow Properties is nearing completion of The Green on Glenhove, a three storey office development situated on Glenhove Road in [Melrose](#) ideally suited for a single tenant looking for company headquarters.



Barrow says The Green on Glenhove will be a modern glass building that optimises the views and exposure to the Glenhove off-ramp from the M1 Highway.

This is according to Barrow Properties MD, Paul Barrow, who says neighbouring buildings include the Pharmaceutical Society and other offices grouped along the arterial route feeding into [Rosebank](#).

This new 2 753sqm office development's unique selling points include a prime location, golf course frontage and fairway views, excellent access, innovative architectural design maximising its location and optimum highway exposure.

Barrow says The Green on Glenhove will be a modern glass building that optimises the views and exposure to the Glenhove off-ramp from the M1 Highway. The site is unique in its locality, exposure and user experience. In some ways, this building can be seen as the gateway to Rosebank, which is fast becoming a highly desirable location for office users of all sizes, he says.

Overall, the building is well positioned on the [Killarney](#) Golf Course, overlooking the 10th green and the 16th tee and has been designed to maximise the views over the fairways. Barrow says occupants will enjoy panoramic views of the golf course from their work place, which gives visual relief, while retaining contact with the exterior and creating an idyllic work setting.

Access to the site is off Glenhove Road and visitors will arrive at a double volume atrium that spills onto a terrace overlooking the golf course, he says. A large balcony on the second floor will look south-east over the course, towards the [Johannesburg](#) city skyline.

Barrow says The Green on Glenhove will enjoy easy access to the M1 highway from the Glenhove Road on- and off-ramps, which is of great value, given the congestion that plagues the entry and exit points of many commercial developments in Johannesburg.

The building will also provide maximum exposure of a tenant's brand to thousands of motorists. This is due to the fact that signage attached to the building's roof, will be clearly visible from the Glenhove off-ramp and the M1 highway, he says.

In terms of the design of the building, architect Justus van der Hoven from Arc Architects says on entry, visitors will be guided along a curved route, framed by a colonnade and a sheer vertical wall of concrete that leads into the arrival foyer.

"The overall experience of the building aims to bring the user in close proximity to nature, with spaces that slowly unfold themselves onto the golf course."

In terms of eco-friendly features, the building's high-tech façade is made up of three glazing layers: a protective double-glazed façade on the outside, and a frameless partition glass on the inside.

These building skins are separated by a ventilated cavity that cools the building façade by extracting hot air (built up by solar heat gain) out the top of the building. Conceptually this ties in with the building's original design; one of building layers that slide past one another.

Looking at the unique aspects of the development, Van der Hoven says the brief required positioning the building on the site boundary to maximise views over the golf course, which meant having a predominantly east-facing orientation. Fortunately, the design of a performance façade on the eastern side of the building solved this challenge and provides thermal protection to the interior spaces.

Overall The Green on Glenhove provides tenants with a unique location and generous office proportions with a ground floor of 769sqm, a first floor of 966sqm and a second floor of 879sqm.