



## The Green on Glenhove office development tees off at Killarney Golf Course

**B**arrow Properties is nearing completion of The Green on Glenhove, a three-storey office development situated on Glenhove Road in Melrose that is ideally suited for a single tenant looking for company headquarters. Neighbouring buildings include the Pharmaceutical Society and other offices grouped along the arterial route feeding into Rosebank. This new 2 753m<sup>2</sup> office development's unique selling points include a prime location, golf-course frontage and magnificent fairway views, excellent access, innovative architectural design that maximises its location, and optimum highway exposure.

"The Green on Glenhove will be a modern glass building that optimises the superb views and exposure to the Glenhove off-ramp from the M1 highway," says Barrow Properties' Managing Director Paul Barrow. "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."

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. Occupants will enjoy panoramic views of the golf course from their workplace, 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. A large balcony on the second floor will look south-east over the course, towards the Johannesburg city skyline. 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 the result of the signage attached to the building's roof, which will be clearly visible from the Glenhove off-ramp and the M1 highway.

Overall The Green on Glenhove provides tenants with a unique location and generous office proportions with a ground floor of 769m<sup>2</sup>, a first floor of 966m<sup>2</sup> and a second floor of 879m<sup>2</sup>.

+27 (0)11 727 3600, [Barrow.co.za](http://Barrow.co.za)