

🕒 Monday, 14 March 2016 17:52

# Park Lane West, new AAA grade sectional title office in Menlyn Maine

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**Barrow Properties and Menlyn Maine Investment Holdings have just announced the launch of Park Lane West, an 11 800 m<sup>2</sup> sectional title office building, setting new standards in corporate design.**



The first building designed specifically for sectional title use, its situation in the heart of Menlyn Maine, makes Park Lane West's location ideal for premier businesses looking for a prime AAA-grade business address in Pretoria.

Reghardt Bekker of Boogertman + Partners Architects, the firm behind Park Lane West's innovative design, explains that the building's central Menlyn Maine location means that it is bordered by residential, retail and commercial precincts.

While this is an advantage for tenants and users of the building, the concept behind the precinct's design has far reaching implications: it's not simply about environmentally friendly design, but a greener lifestyle overall, with the development carefully planned to encourage pedestrian use. Park Lane West upholds this ethos, Bekker continues, because its main entrance located on the green belt, which serves as one of the main pedestrian routes.

Transport linkages are great for vehicular access, which is provided via three main roads: January Masilela Drive, Lois Ave and Garsfontein Road, which is linked to Park Lane West by Amarand Ave and Bancor Ave.

The design of the building is based around a perimeter office block, with a central open atrium and garden. “After considering the brief and site parameters, it became clear that this was the best design solution,” Bekker says. Flexibility is a key word: the premises are intended to work equally well whether servicing multiple or single tenants on each floor.

It was therefore important to incorporate several access and service points that may be configured for different layout options on each level. “This has impacted directly on the design aesthetic, resulting in a staggered window grid following the differentiating floor plans,” Bekker says. “The notion of using a single building to host small and large enterprises affords all users the benefit of a professional corporate image, but still allows for individual fit out and the personalisation of each unit.”

He adds that the architectural language of the building has been inspired and informed by the larger Menlyn Maine precinct: best described as “contemporary natural”, smooth, sharp finishes and form have been implemented to create a modern corporate feel.

The use of softer elements – think landscaping and natural finishes at strategic points – helps to balance the aesthetic and prevent it from becoming too clinical. Inside the premises, meanwhile, the same effect has been achieved through the establishment of the multi-level atrium and garden. “This creates a tranquil inner courtyard; a sanctuary from the busy urban environment, while the roof gardens offer striking views over Pretoria,” Bekker comments.

Like all other buildings within the precinct, the principles of sustainable energy consumption have been emphasised in all areas of conceptualisation, design and building. Bekker explains that the question of a minimised environmental footprint has been addressed throughout all areas of the premises, including management, indoor environment quality, energy, transport, water, materials, land use and ecology, and emissions and innovation.

The goal is not simply to reduce environmental impact, however; such considerations also ensure lower maintenance and management costs for investors and tenants.

“Menlyn Maine is becoming the business precinct of choice in Pretoria, and provides Park Lane West and its tenants with an ideal setting to prosper,” says Paul Barrow, Director of Barrow Properties. “With amenities in the vicinity ranging from retail to restaurants to banking, healthcare and education facilities, entertainment and parks, and local transport services all needs are catered for.”

Bekker agrees, adding that, as the first building developed specifically for sectional title use, Park Lane West addresses a demand within the commercial market, while the flexibility of the design enables it to target a larger market. “This ensures that the building has greater appeal for tenants and investors,” he concludes.

Park Lane West is a six storey construction with four levels of basement parking providing owners / tenants with ample parking in this prestigious Pretoria address.

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