Barrow

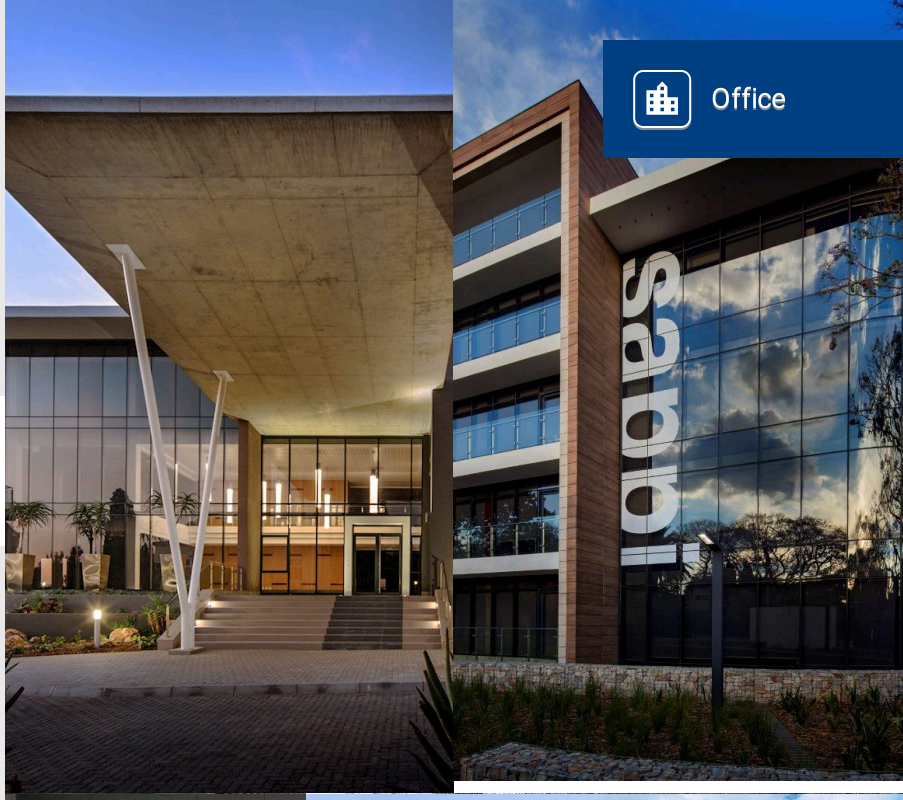
Vacancy Schedule

November 2026

Contents

Gauteng

	Gauteng				
	Waverley Office Park III	Bramley	Johannesburg	P2	Website
	The Crossing	Bryanston	Johannesburg	P3	Website
	108 Oxford Road	Houghton	Johannesburg	P4	Website
	19 9th Street	Houghton Estate	Johannesburg	P5	Website
	About us			P6	



Office



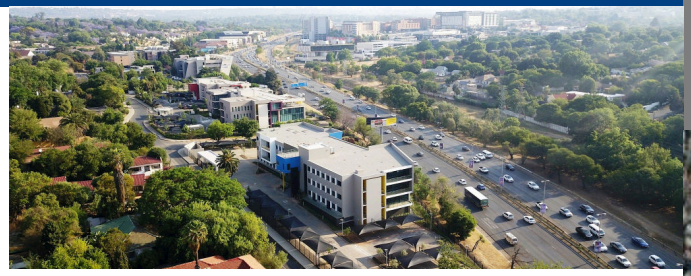
Waverley Office Park III

Linden Road, Bramley, Johannesburg Website

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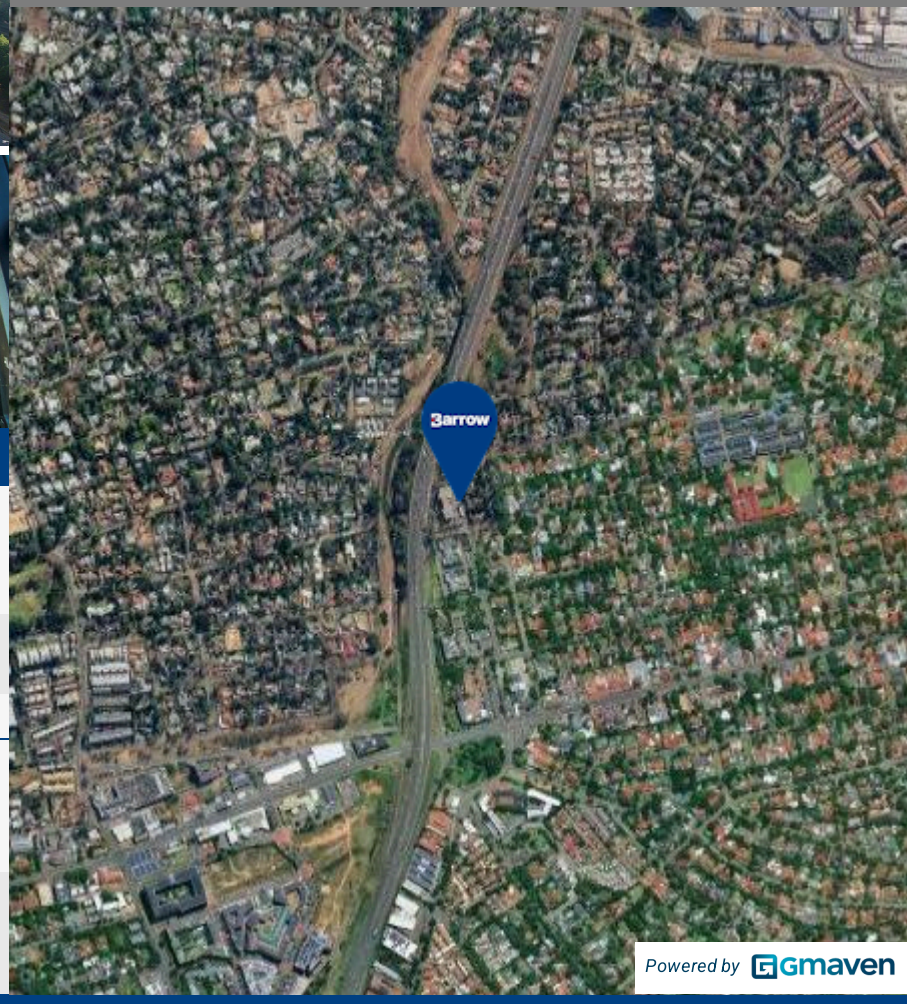
This is the newest addition to the Waverley Office Park Precinct. The building offers three storeys of A-Grade office accommodation with excellent exposure onto the M1 highway. The modern architecture and landscaped gardens environment provides a professional work environment and an exceptional corporate image. The façade comprises frame-less full-length windows and plastered structural members, creating a striking impression. Tenants and visitors will enjoy views over the surrounding suburbs from numerous balconies and through the expanse of windows, creating a well lit work space in a comfortable environment. The building offers full backup power and water supply, and boasts energy efficient lighting and air-conditioning systems.











Powered by Gmaven

Property information

Attributes

Configuration: 3 floor(s) • 1 lift(s)
Security: Has security
Services & tech: Has generators
Improvements: Aircon • Backup water supply

Incentives

- R1,000 /m² of leased area based on a signed 5 year lease

Expenses

Lease type // **Modified gross**

Expenses paid over gross rental
R35.00 /m² (estimated)
- *Utilities: R35.00 /m²*

Expenses included in gross rental
R18.77 /m²
- *Operating costs*
- *Rates and taxes: R18.77 /m²*

Parking

Parking ratio // 4.8 bays /100m² Total vacant bays // 166 bays

43	Basement	56	Open	67	Shade
	R750 /bay		R550 /bay		R650 /bay

Unit(s) information

Key Sub-divisible Combinable Link

Link	Unit ID	Category	Type	GLA		Sub-div. size	Building	Floor(s)	Availability	Gross GLA rental	Rent esc'n	Lease period
www	Entire Building	Office		3,438 m²		1,000 m²	41 Scott Street	Whole building	Immediate	R155.00 /m²	8.0 %	5 years
	Entire Building	Office	GLA	3,438 m²	Expense attr.					R155.00 /m²		
	Terrace	Office - Terrace	SRA	N/A	158 m² of SRA at R75.00 /m²*, not expense attracting					N/A*		
	Store	Office - Storage	SRA	N/A	65 m² of SRA at R75.00 /m²*, not expense attracting					N/A*		
	Balcony	Office - Balcony	SRA	N/A	128 m² of SRA at R75.00 /m²*, not expense attracting					N/A*		

P3 / Gauteng / Office

The Crossing

372 Main Road, Bryanston, Johannesburg Website

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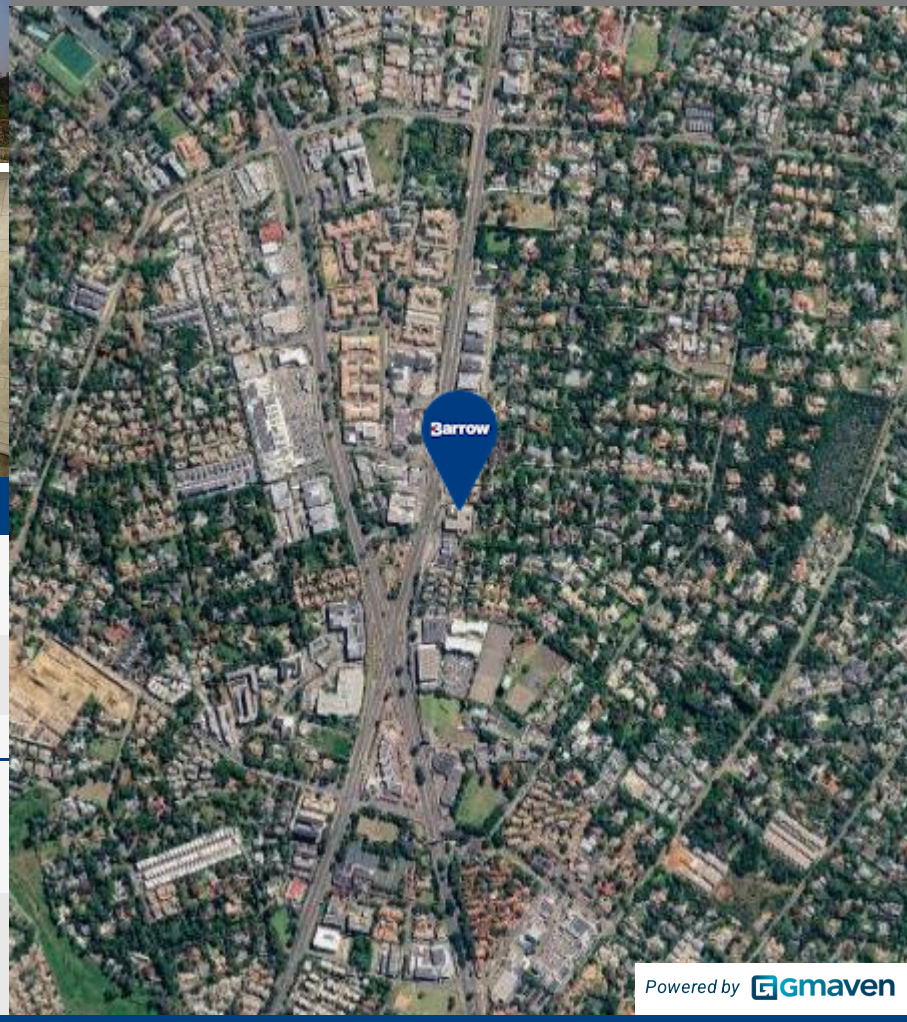
Barrow Properties is proud to introduce 'The Crossing' - an office building comprising 4872m² of rentable area in Bryanston. It is situated just off the intersection of the two major roads, William Nicol and Main Road. This commercial property has a striking and dominant presence on a high-point, offering views over Bryanston. Conveniently located across from the Nicolway Bryanston Shopping Centre, The Virgin Active and many other amenities. The Crossing consists of 3 floors which are easy subdivisible. The top floor boasts a private entertainment terrace, whilst the ground floor includes private courtyard breakaway areas. Floor to ceiling glass facades ensure maximum natural light and views from the southern elevation. 24/7 Security, armed response services and daily caretaker supervision ensure a well managed office environment. The building is fibre ready with back-up water and generator power.











Powered by GMaven

Property information

Attributes

Amenities: Kitchenette
Services & tech: Has generators
Improvements: Aircon • Has internet

Incentives

- R250 /m² of rentable area based on a signed 5 year lease

Expenses

Lease type // **Modified gross**

Expenses paid over gross rental
R35.00 /m² (estimated)
- *Utilities: R35.00 /m²*

Expenses included in gross rental
R30.80 /m²
- *Operating costs*
- *Rates and taxes: R30.80 /m²*

Parking

Parking ratio // 4.8 bays /100m² Total vacant bays // 12 bays

8	Basement	2	Open	2	Shade
	R850 /bay		R550 /bay		R700 /bay

Unit(s) information

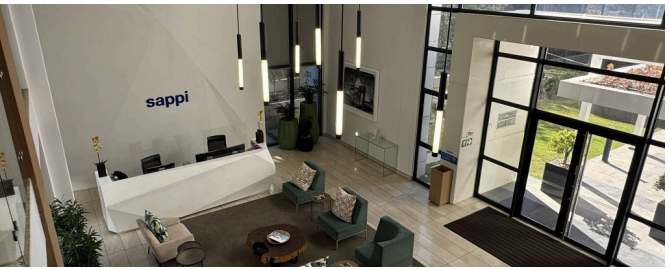
Key Combinable Link

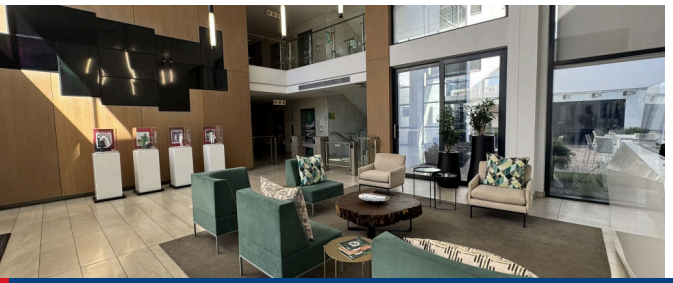
Link	Unit ID	Category	Type	GLA	Building	Floor(s)	Availability	Gross GLA rental	Rent esc'n	Lease period
www	Suite G4 - GF	Office		248.9 m²	The Crossing (372 Main Road)	Ground	Immediate	R195.00 /m²	8.0 %	5 years neg.
	Suite G4 - GF	Office	GLA	248.9 m²	Expense attr.			R195.00 /m²		
	Store	Office - Storage	SRA	N/A	4.44 m² of SRA at R90.00 /m²*, not expense attracting			N/A*		
	Terrace	Office - Terrace	SRA	N/A	67 m² of SRA at R45.00 /m²*, not expense attracting			N/A*		

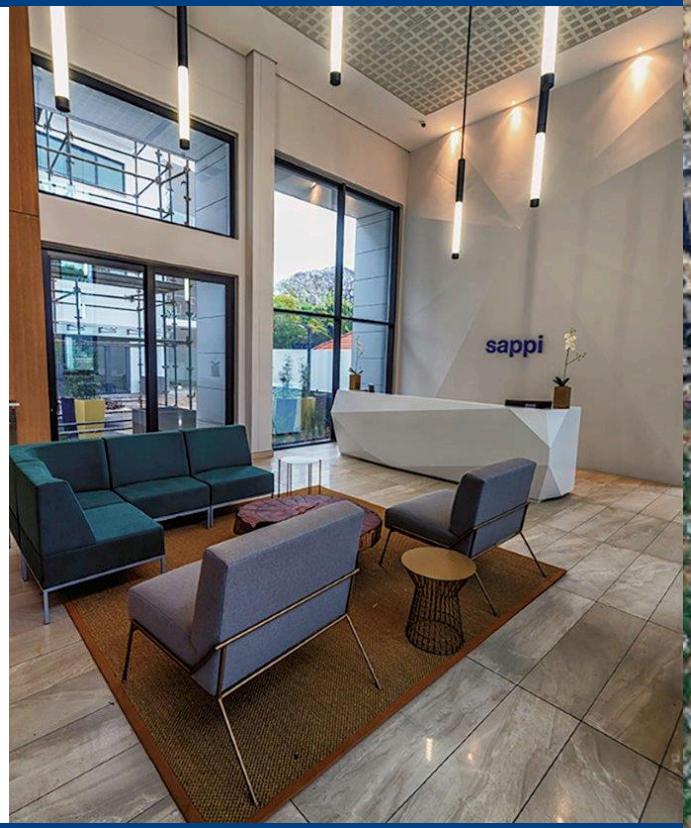
108 Oxford Road

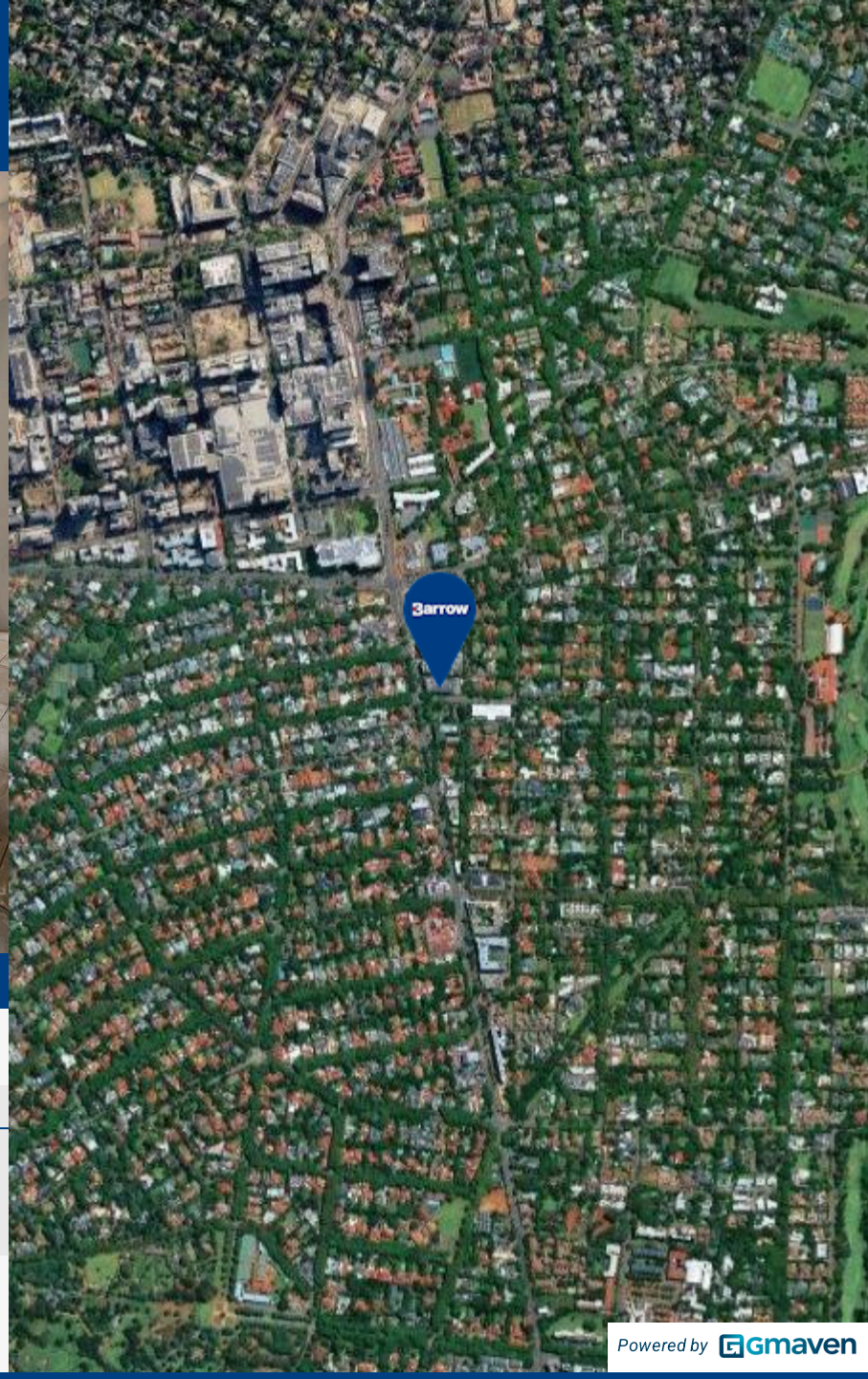
108 Oxford Rd, Cnr 14th Ave, Houghton, Johannesburg Website











Property information

Incentives

- R1,000 /m² of rentable area based on a signed lease. Applicable to Office

Expenses

Lease type // **Modified gross**

Expenses paid over gross rental
R35.00 /m² (estimated)
- *Utilities: R35.00 /m²*

Expenses included in gross rental
R34.22 /m²
- *Operating costs*
- *Rates and taxes: R34.22 /m²*

Parking

Parking ratio // 4.6 bays /100m² Total vacant bays // 208 bays

189	Basement R1,350 /bay	19	Open R950 /bay

Unit(s) information

Key *Sub-divisible* *Combinable* *Link*

Link	Unit ID	Category	GLA	Sub-div. size	Building	Floor(s)	Availability	Gross GLA rental	Rent esc'n	Lease period
www	108 Oxford	Office	4,485.8 m²	2,300 m²	108 Oxford Road	Whole property	01-Sep-2027	R285.00 /m²	8.0 %	5 years

P5 / Gauteng / Office

19 9th Street

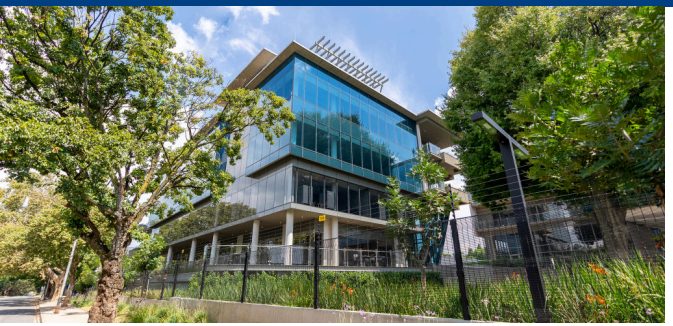
19 9th Street, Houghton Estate, Johannesburg Website

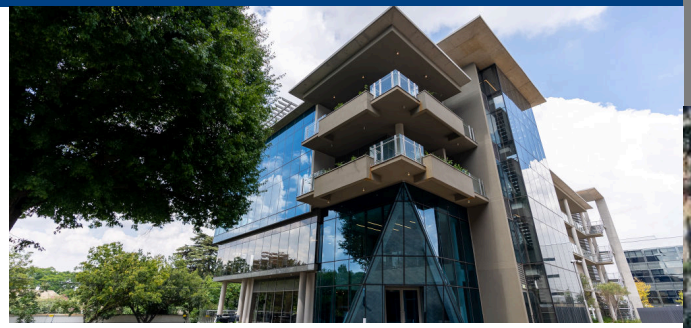
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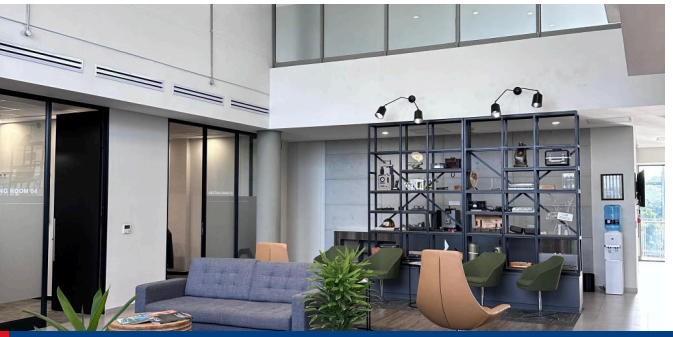
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Perfectly located at the major entry point to the Rosebank suburb, the building sits in the Oxford & Glenhove Precinct, on the intersection of Oxford and Glenhove Roads. This prominent location allows direct access into neighbouring suburbs and main arterial roads. The precinct is in close proximity to the Standard Bank Head Office, Rosebank Mall and is next door to what has affectionately become known as the Coca Cola Building. This suburb is well serviced by public transport with the Rosebank Gautrain station a mere 300-metre walk along Oxford Road.

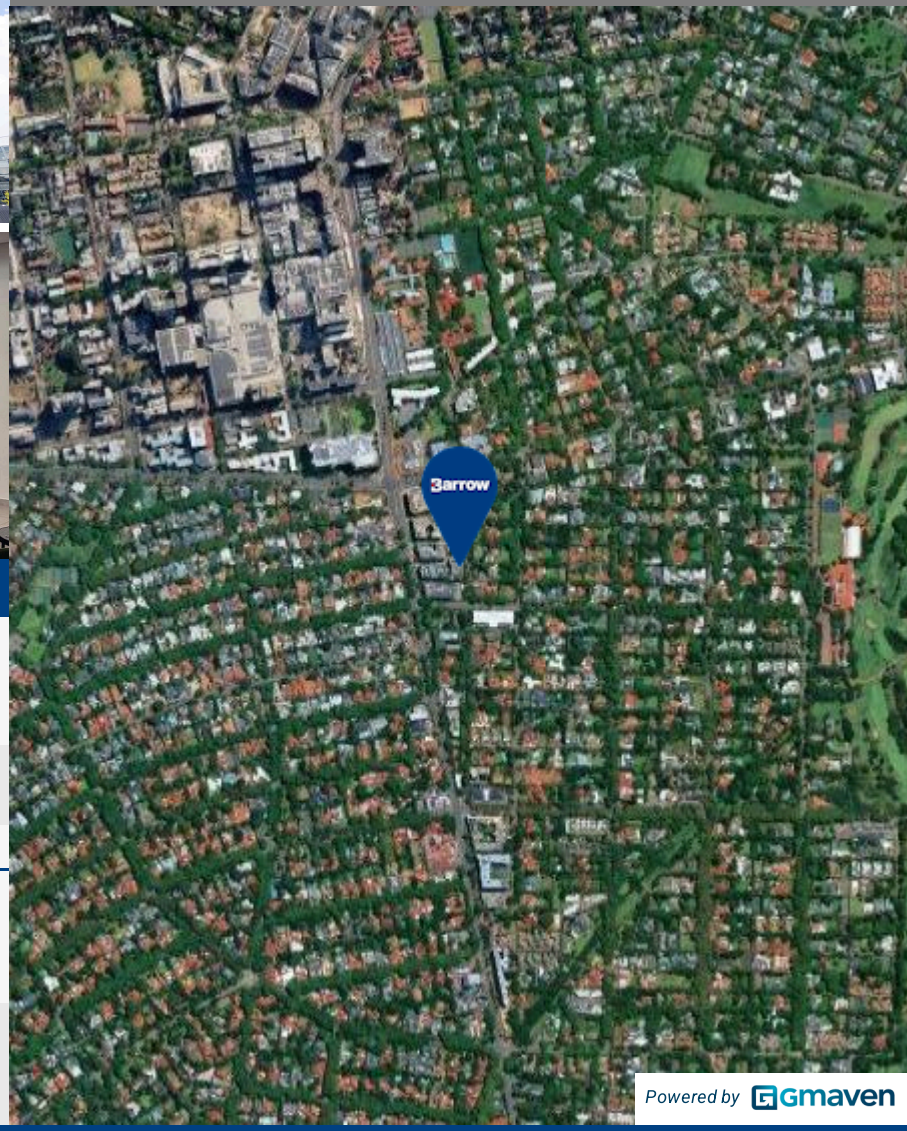
19 9th street is set amongst landscaped gardens and water features, creating a quiet space between the buildings and a pleasant work environment within the growing commercial node. This office space is available to rent in Rosebank, which offers an unbeatable location. Furthermore, the offices have high ceilings allowing ample natural light to flow into the units.











Powered by GMaven

Property information

Attributes

Amenities: Canteen • Kitchenette
Security: Has security
Services & tech: 4 star energy rating • Has generators
Improvements: Aircon (Central - VRV) • Has internet • Solar • Backup water supply

Incentives

- R800 /m² of rentable area based on a signed 5 year lease

Expenses

Lease type // **Modified gross**

Expenses paid over gross rental
R35.00 /m² (estimated)
- *Utilities: R35.00 /m²*

Expenses included in gross rental
R32.91 /m²
- *Operating costs*
- *Rates and taxes: R32.91 /m²*

Parking

Parking ratio // 4.4 bays /100m² Total vacant bays // 70 bays

70 | **Basement**
R1,350 /bay

Unit(s) information

Key *Sub-divisible* *Combinable* *Link*

Link	Unit ID	Category	Type	GLA	Sub-div. size	Availability	Gross GLA rental	Rent esc'n	Lease period
www	2nd & 3rd Floor	Office		1,593 m²	659 m²	01-Mar-2027	R285.00 /m²	8.0 %	5 years
	2nd & 3rd Floor	Office	GLA		1,593 m²	Expense attr.	R285.00 /m²		

About us

The group is family-owned and managed with the 5th generation currently at the helm. Barrow Properties is the property development and investment arm of the Barrow Group. Barrow Properties focuses primarily on residential and commercial development in Johannesburg. Barrow Properties is actively involved in the management of the commercial properties and prides itself in the service that it provides to its tenants.















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