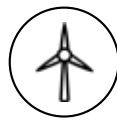


KNIGHTSBRIDGE

OFFICE BUILDING E







CONTENTS

Design Ideologies	08-09
Site Location	10-11
Exterior Perspectives	12-17
Masterplan	18-19

Building E: OFFICE BUILDING	20-25
Floor Plans & Sections	

Aerial Perspective	26-27
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BUILDING E

KNIGHTSBRIDGE

DESIGN IDEOLOGIES



1

Location

Knightsbridge is centrally located, close to Sandton CBD and Fourways with easy access to William Nicol, Main Road and the N1 Western Bypass.



2

Central Park

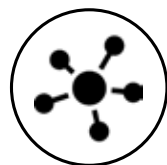
Developed around the idea of a central urban park where buildings are placed within a dense urban forest. Running tracks and outdoor relaxations spaces are provided within the urban forest.



5

Operating Costs

Utilising the correct sustainability principles and integrated system engineering there will be a substantial saving on operational and maintenance costs.



6

Connectivity

A fibre optic communication system will be installed in the precinct offering tenants premium connectivity with high bandwidth, stability and fast data transfer.



3

Office Lifestyle

Tenants are offered a new type of office lifestyle, with a centrally located restaurant with boardroom facilities, roof gardens and entertainment spaces and various outdoor office spaces that will enhance the experience of the user.



4

Green Architecture

By applying innovative technology and design methodologies we can help minimise the buildings carbon footprint.



7

Naming Rights

Brand advertising will be incorporated into the facade design offering tenants dedicated areas for branding. Creating a professional and well designed method to advertise the tenants brand.



8

Security

Site access control and perimeter security features will create an office park with a safe primary public zone. Each individual building will have their own access control and security line according to tenant requirements.



KNIGHTSBRIDGE OFFICE BUILDING

Main Routes & Roads

- Main Routes
- N1 Highway
- Secondary Streets
- Gautrain Bus Route
- Gautrain Bus Stop

Offices

- 1 The Campus
- 2 Microsoft SA Offices
- 3 Hampton Office Park

Shopping & Convenience

- 1 Epsom Downs Centre
- 2 Sloane Square
- 3 Nicolway Shopping Centre
- 4 Naturally Yours Health Centre

Schools & Education

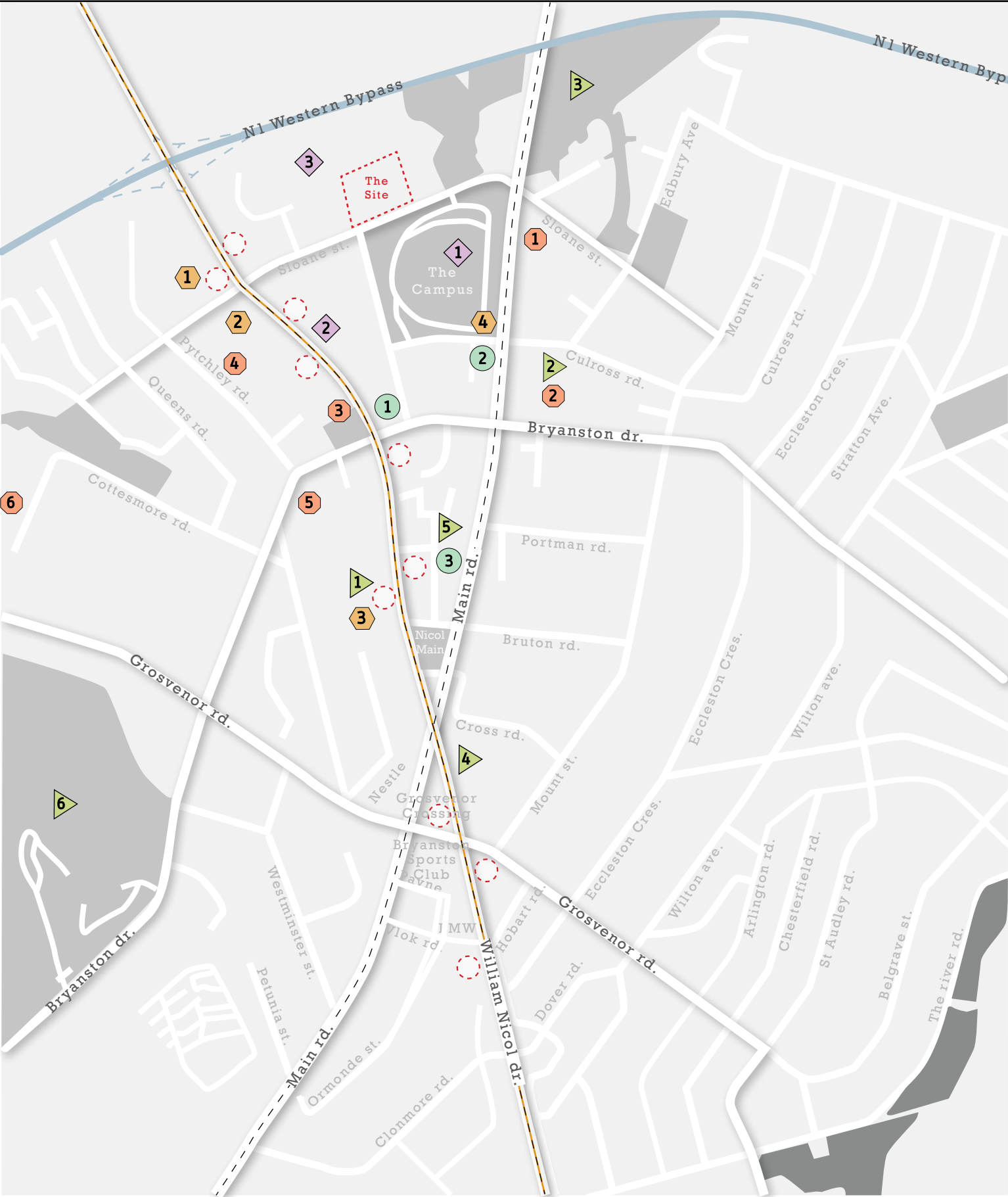
- 1 Bryanston Parallel Medium School
- 2 Michael Mount Waldorf School
- 3 Noahs Ark Kindergarten
- 4 Brescia House School
- 5 British International School
- 6 Bryandale Primary School

Medical

- 1 NHC Medical Centre & Pharmacy
- 2 Homeopathic Doctor
- 3 Medical Centre

Other

- 1 Banks - Nedbank, FNB
- 2 Bryanston Organic Flea Market
- 3 PWC Cycle Park
- 4 Virgin Active
- 5 Post Office
- 6 Bryanston Country Club

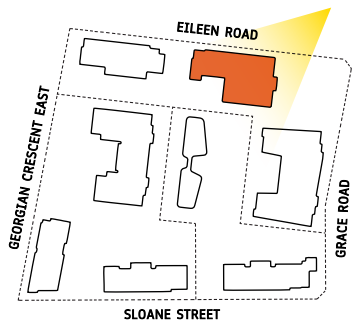




BLOCK E OFFICE BUILDING

MAIN ENTRANCE VIEW

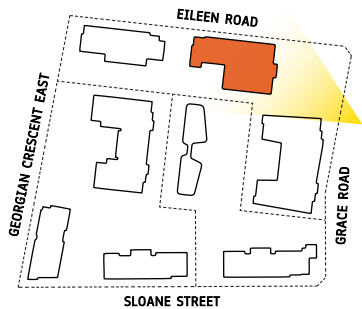




BLOCK E OFFICE BUILDING

VIEW FROM EILEEN ROAD





BLOCK E OFFICE BUILDING

VIEW FROM GRACE ROAD ENTRANCE



MASTERPLAN

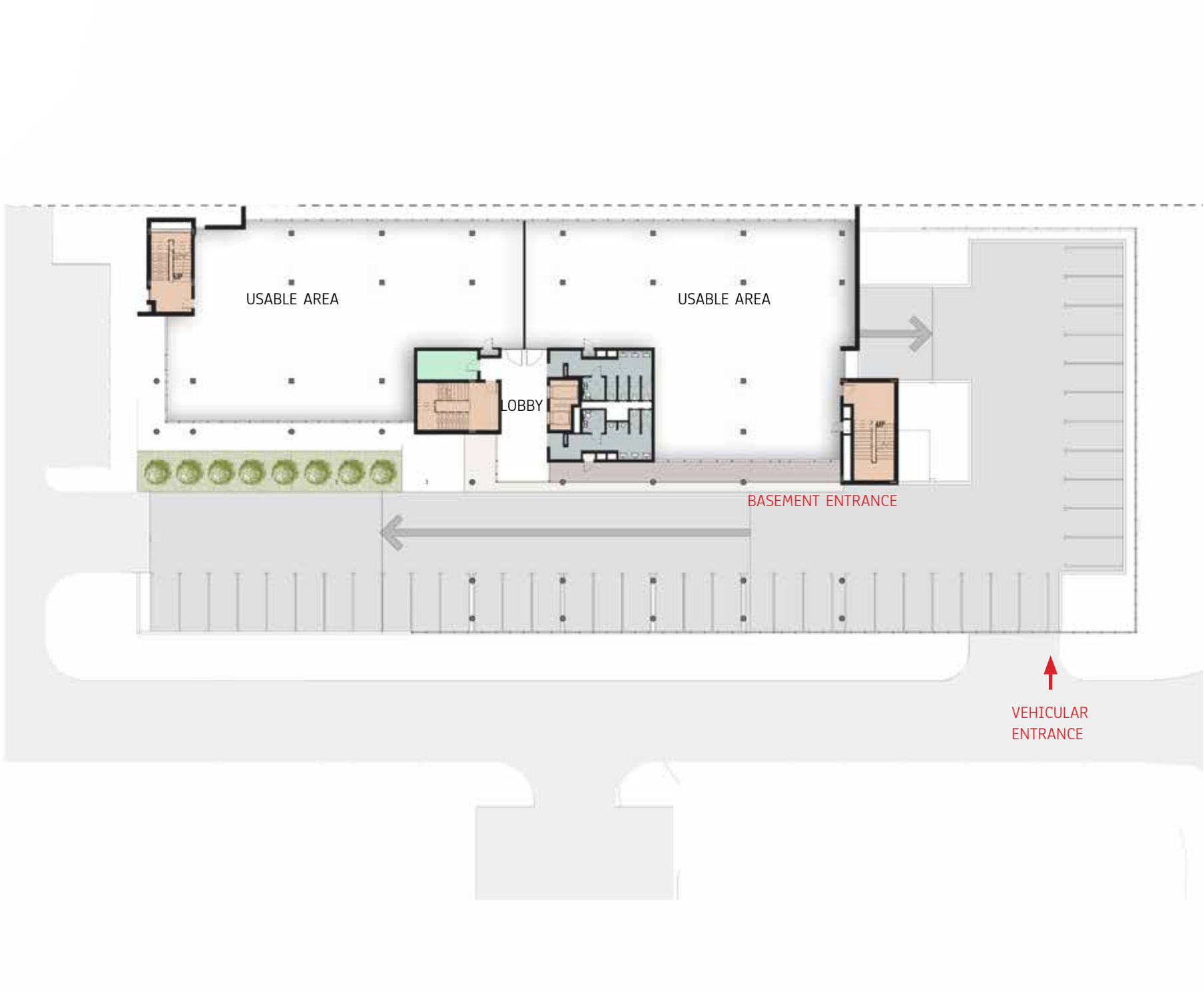


Running Track



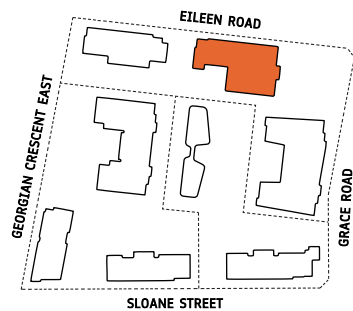
BLOCK E OFFICE BUILDING

GROUND FLOOR



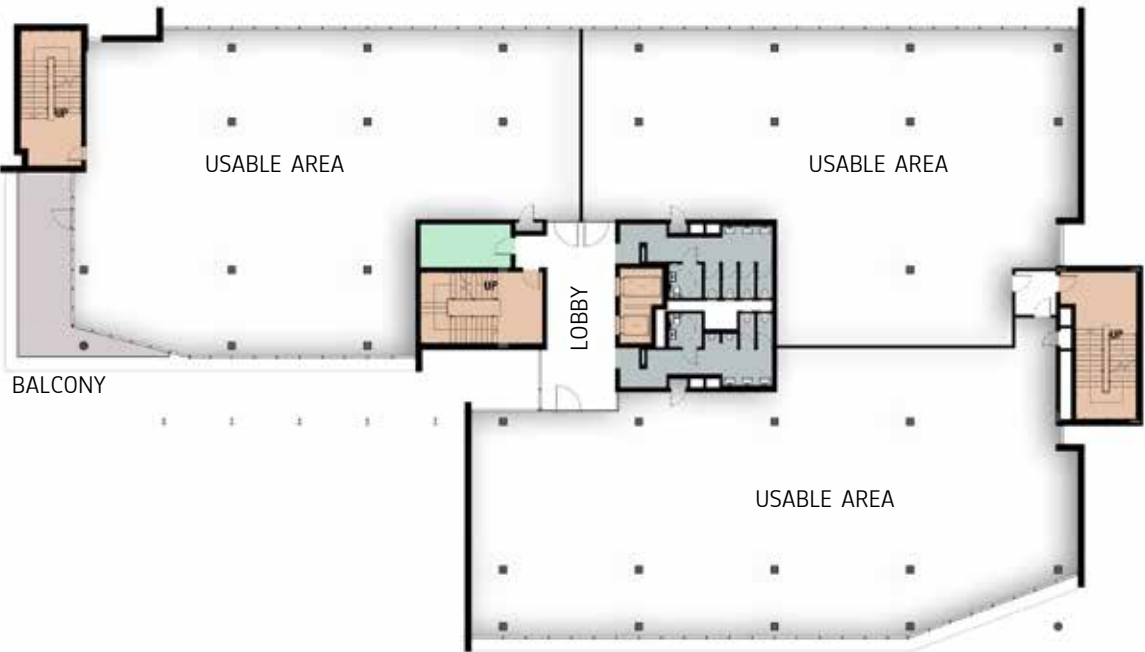
TOTAL RENTABLE AREA	AREA	PARKING REQ.		PARKING PROV.
• THIRD	17m ²	5.0%	1	51 OPEN
• SECOND FLOOR	1484m ²	5.0%	74	
• FIRST FLOOR	1538m ²	5.0%	77	
• GROUND FLOOR	1067m ²	5.0%	53	
• BASEMENT -1	15m ²	5.0%	0	70 BASEMENT
• BASEMENT -2	310m ²		16	79 BASEMENT
• BASEMENT -3	14m ²		0	40 BASEMENT
	4445m ²		221	240



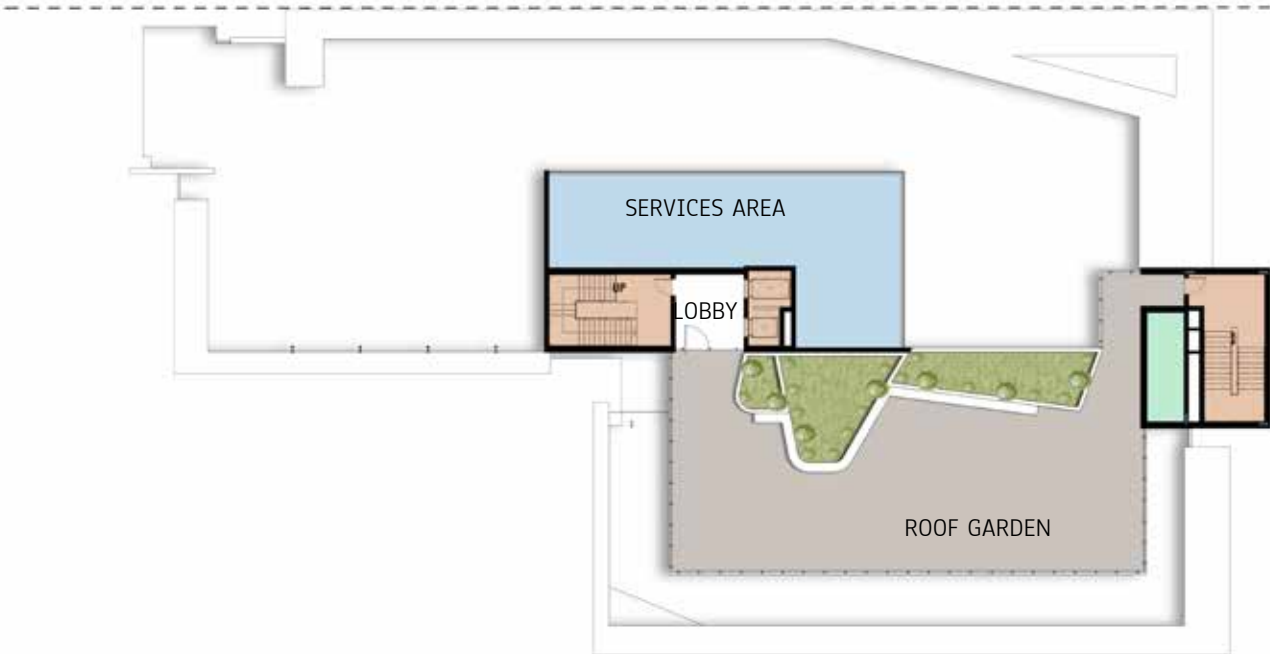


BLOCK E OFFICE BUILDING

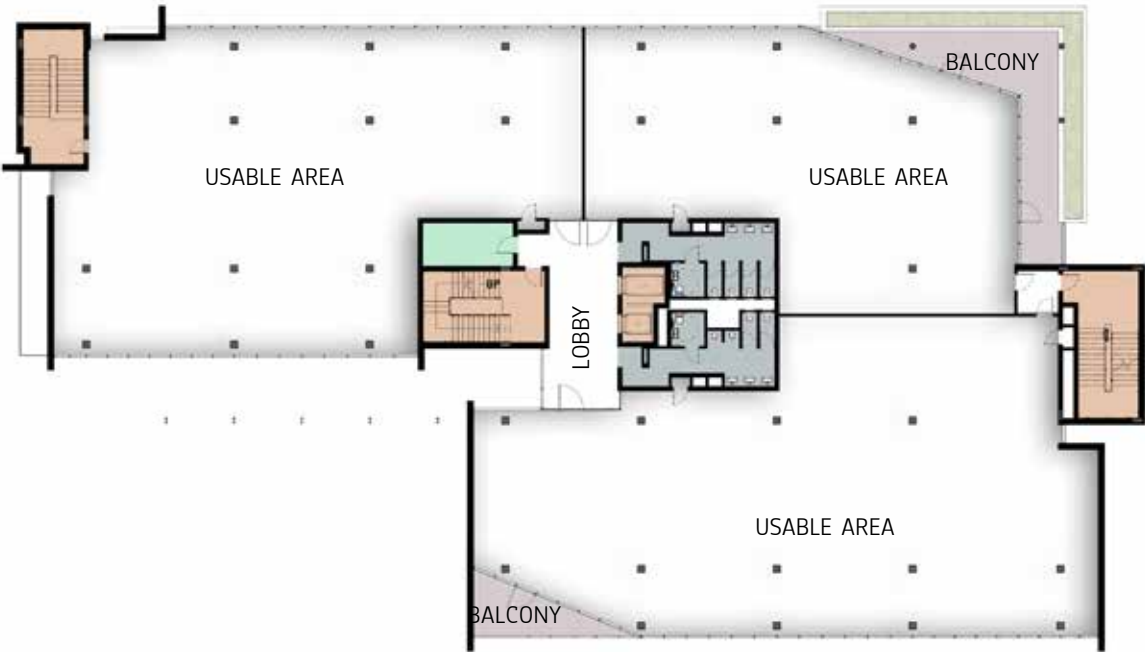
FIRST FLOOR



THIRD FLOOR/ ROOF GARDEN

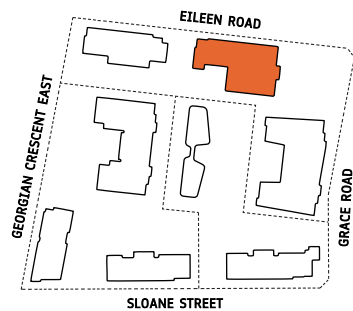


SECOND FLOOR



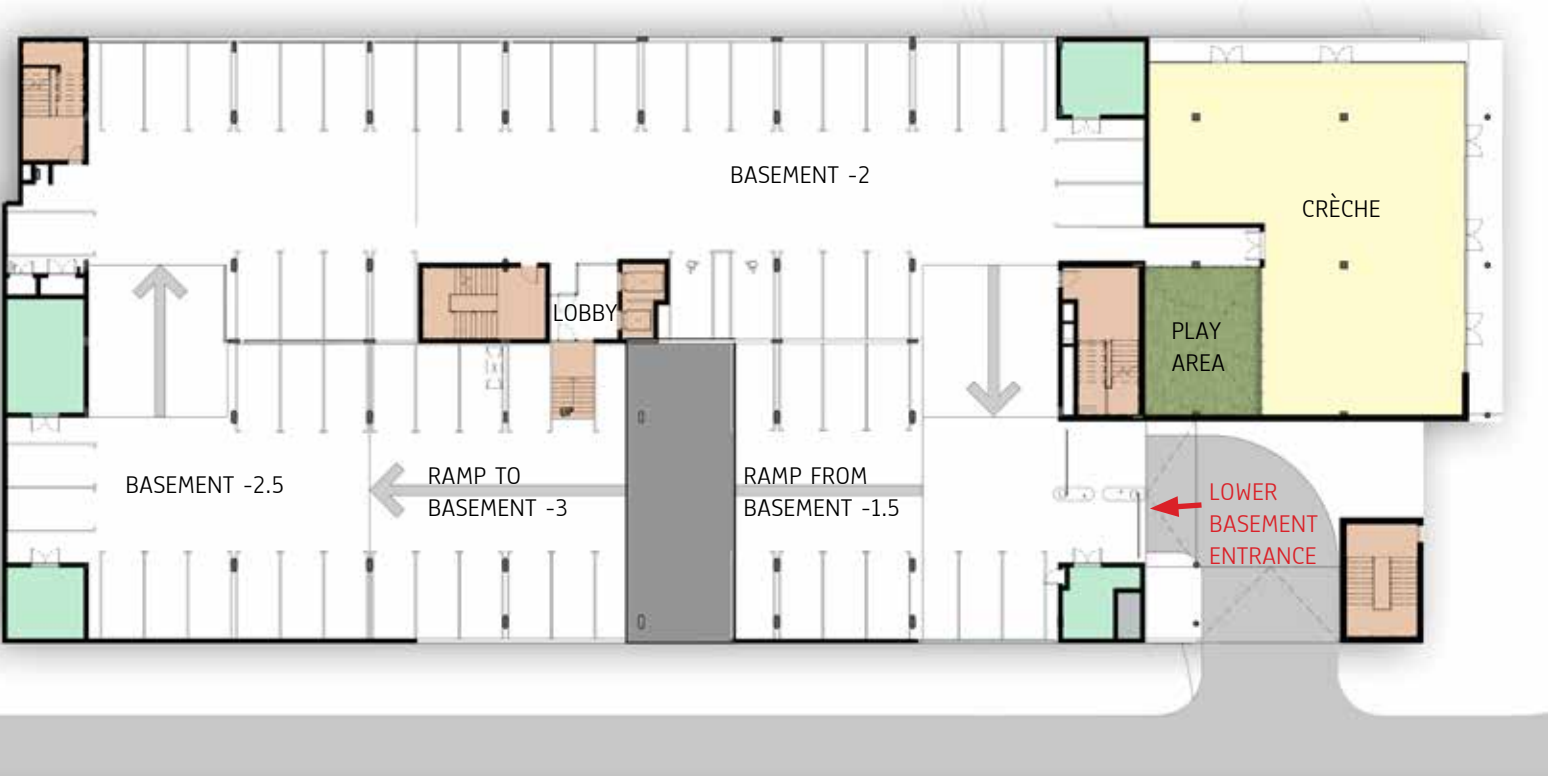
BASEMENT -1 & -1.5



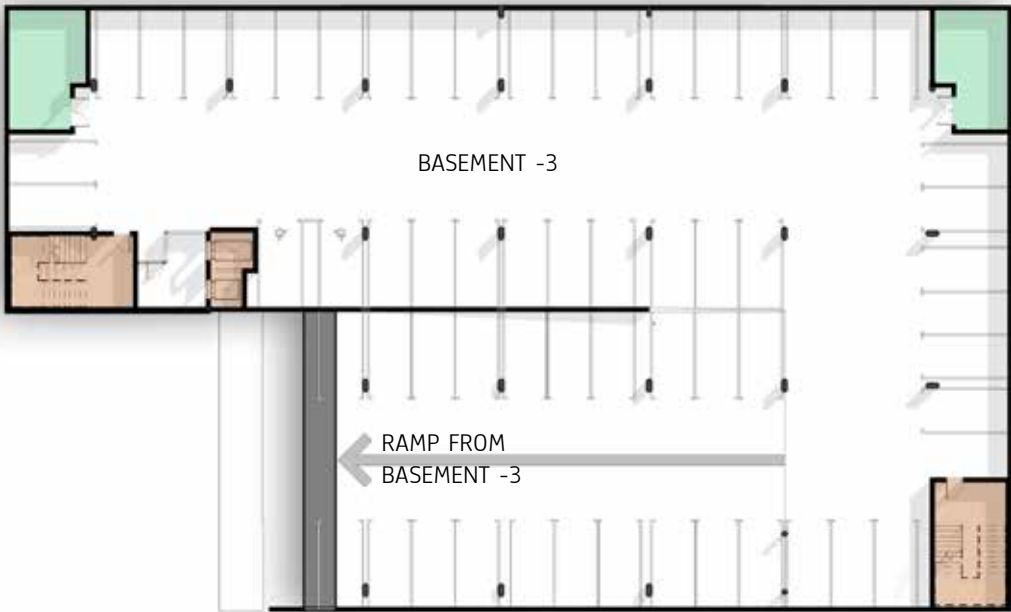


BLOCK E OFFICE BUILDING

BASEMENT -2 & -2.5



BASEMENT -3



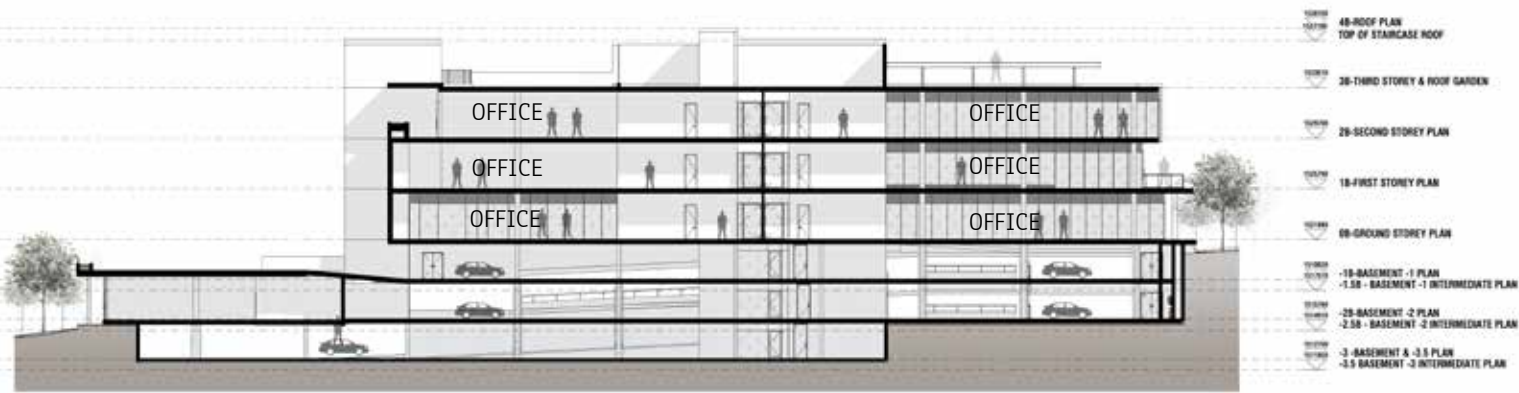
■ Circulation/Core
 ■ Ablutions
 ■ Lobby
 ■ Store



SECTION A



SECTION B





BUILDING E



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