

# RIDGE ONE



EXCLUSIVE OFFICES TO LET / FOR SALE



## RIDGE I

... is a prestigious new A-grade office development located in Ridgeside Office Park, Umhlanga, some 25kms from the King Shaka airport, 3kms from Gateway Shopping Centre and 15kms from Durban's CBD. Situated on the southern edge of the precinct, the two buildings comprising the complex enjoy excellent exposure on to the M41 link between the N2 and coastal freeway. Dramatic views across the park to the ocean are expansive from all office suites.

## ARCHITECTURAL DESIGN

The offices are designed to accommodate a maximum of three tenants per level with considerable space planning flexibility. Office modules of approximately 100 square meters have dedicated ablutions and tea kitchens and gain access off screened walkways served with a high speed lift.



Extensive glazing on the ocean facing elevations deliver dramatic views southwards and eastwards. The architectural expression of the complex is contemporary, crisp and displays clean lines to create a distinctive work address.

#### WORK ENVIRONMENT

Ridge I offers an unrivalled workplace environment in the small tenant market. Visually stimulating both inside and out, the offices are designed to promote a high level of productivity and flexibility. A rooftop entertainment facility with panoramic views is available to all tenants in the complex, offering built-in bar and braai facilities and a covered sky belvedere. Set in lush sub-tropical vegetation, with generous on grade and basement parking, at a rate of 5 parking bays per 100m<sup>2</sup>, let Ridge I give your company the home it deserves.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



NOTE :

- The areas indicated on the plans are the Sectional Title areas (1st) and SAPOA rentable areas. (2nd)
- These areas are subject to final measurement by the land surveyor once the building has been completed.

SECOND FLOOR PLAN



THIRD FLOOR PLAN



**NOTE :**

- The areas indicated on the plans are the Sectional Title areas (1st) and SAPOA rentable areas. (2nd)
- These areas are subject to final measurement by the land surveyor once the building has been completed.



ENQUIRES :

■ DAVE WILLIAMS-JONES 082 446 9722

PROFESSIONAL TEAM :

- ELPHICK PROOME ARCHITECTS INC.
- FWJK QUANTITY SURVEYORS
- GOBA (PTY) LTD STRUCTURAL ENGINEERS
- DBA ELECTRICAL CONSULTING ENGINEERS
- AURECON GROUP MECHANICAL ENGINEERS

# RIDGE ONE

EXCLUSIVE OFFICES TO LET / FOR SALE



While every reasonable effort has been made to ensure that the information in this brochure is accurate, there may be slight variations. This brochure does not constitute a part of any Contract of Sale and no reliance is placed on any aspect of this brochure in any contract of sale.