

RIDGE THREE



EXCLUSIVE OFFICES TO LET / FOR SALE



## RIDGE 3

... 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 building enjoys excellent exposure at the entrance to Ridgeside. The building is specifically designed to benefit from ocean views to the south east.

## ARCHITECTURAL DESIGN

The offices are designed to accommodate a maximum of four tenants per level with considerable space planning flexibility. Office modules of approximately 82 to 142 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 to the south east. The architectural expression of the complex is contemporary, crisp and displays clean lines to create a distinctive work address.

#### WORK ENVIRONMENT

Ridge 3 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 landscaped entertainment facility is available to all tenants in the complex, offering built-in bar and braai facilities. 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 3 give your company the home it deserves.

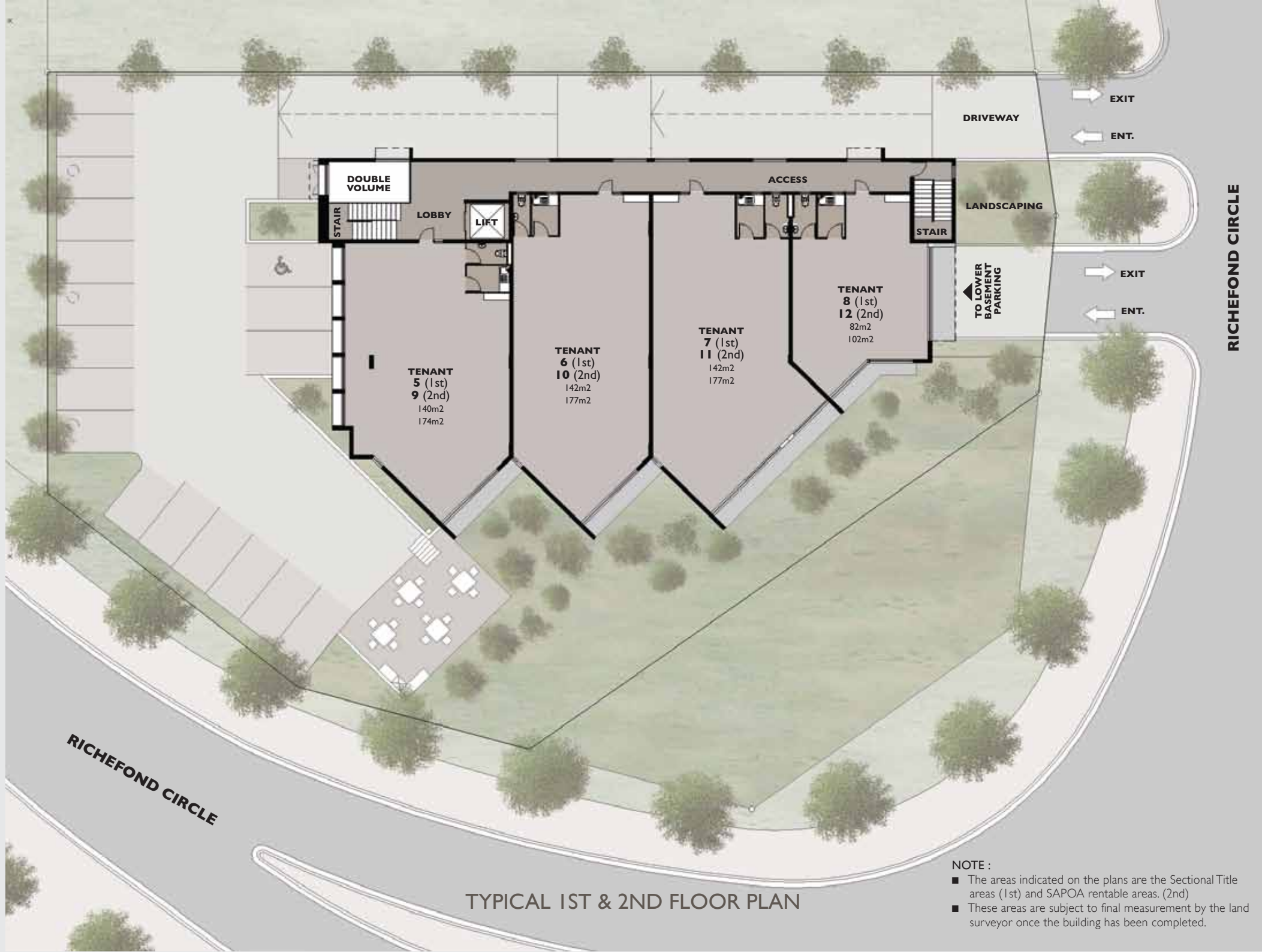




GROUND FLOOR PLAN

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.



TYPICAL 1ST & 2ND 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

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