

# TRUMALI

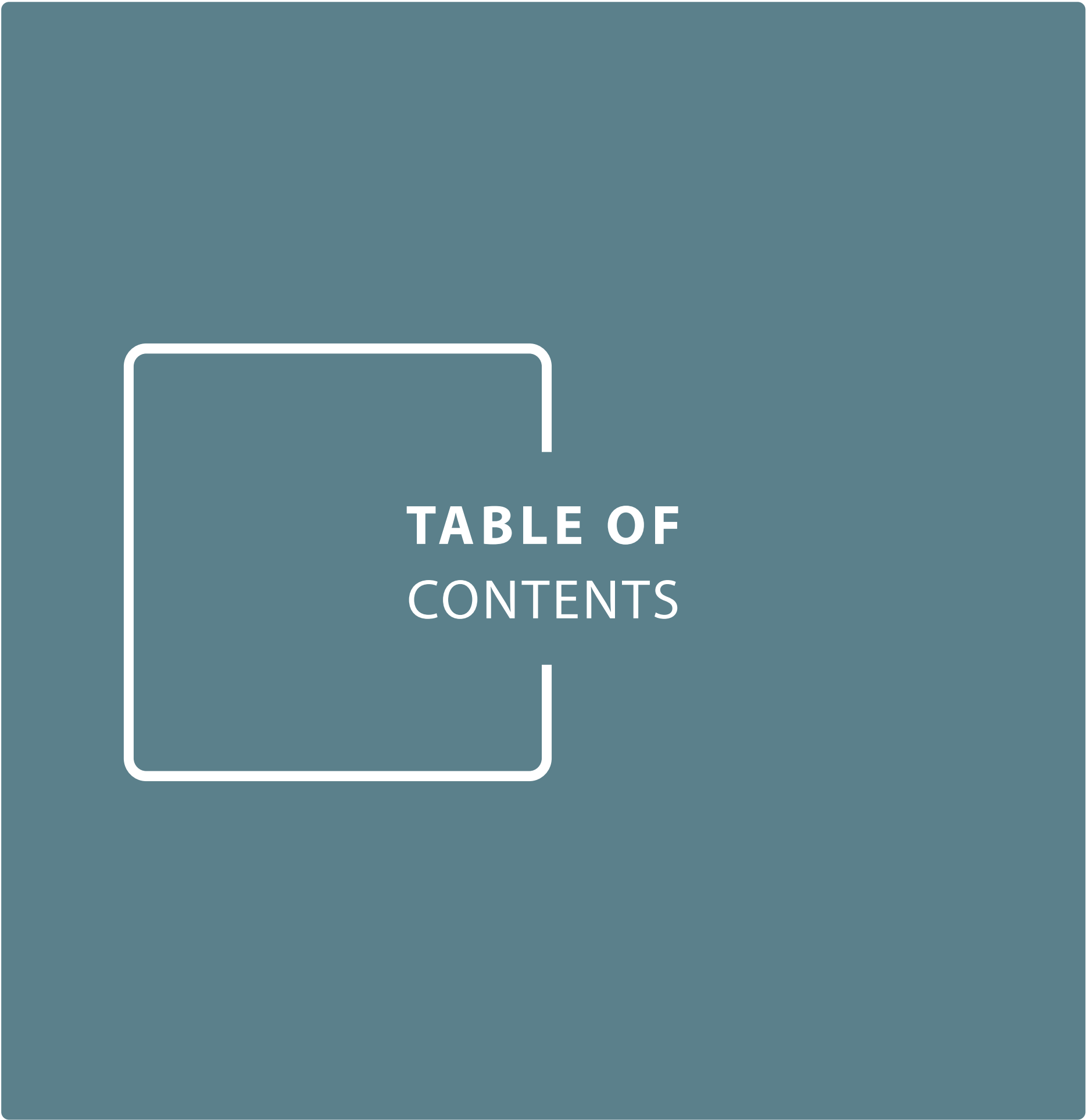
place



APRIL 2024



|                                      |           |
|--------------------------------------|-----------|
| <b>ABOUT</b>                         | <b>1</b>  |
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# TRUMALI place

Corner of the R44 and Trumali Road, Stellenbosch

forum | **place** | house

Trumali Park is situated on the corner of the R44 and Trumali Road, Stellenbosch. Trumali Place has exceptional visibility from the R44 linking Stellenbosch and Somerset West.

These A – Grade offices offer big green areas, ample parking, excellent accessibility and great exposure.

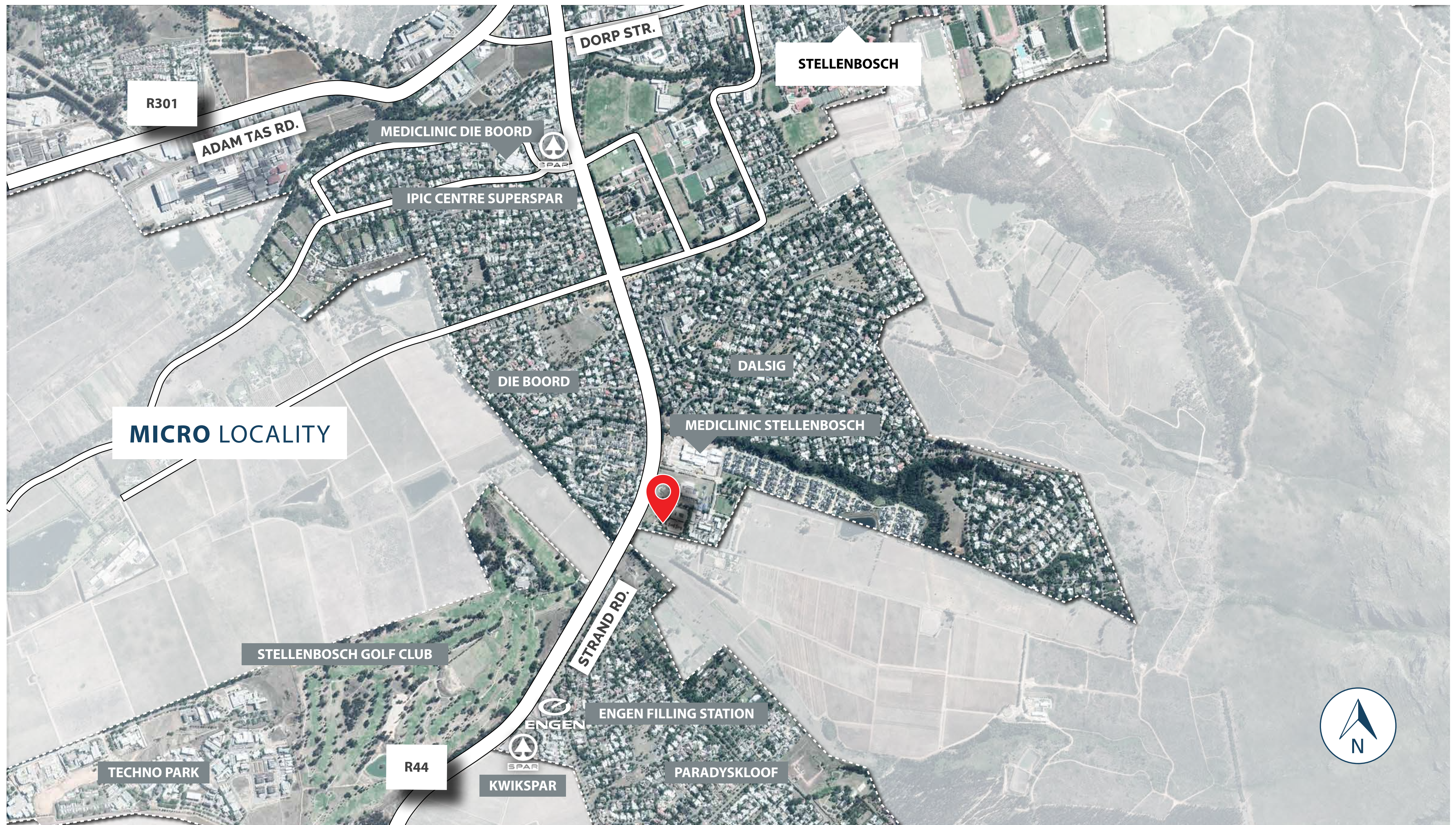


MACRO LOCALITY

Proximity to convenient retail:  
Ipic Centre- Die Boord (Superspar),  
24-hour Woolworths Food,  
Paradyskloof Spar, Eikestad Mall,  
Stellenbosch Square (Woolworths  
& Pick’n Pay).















## KEY FEATURES



**Centrally located**  
in Stellenbosch



**Easy access to and from**  
the R44 via Trumali Road



Secure environment with  
**24-hour guarded access control.**



Installed **fibre Optic infrastructure** which  
integrates with tenant's ISP of choice.



**Parking**  
4 Bays/100 m<sup>2</sup>



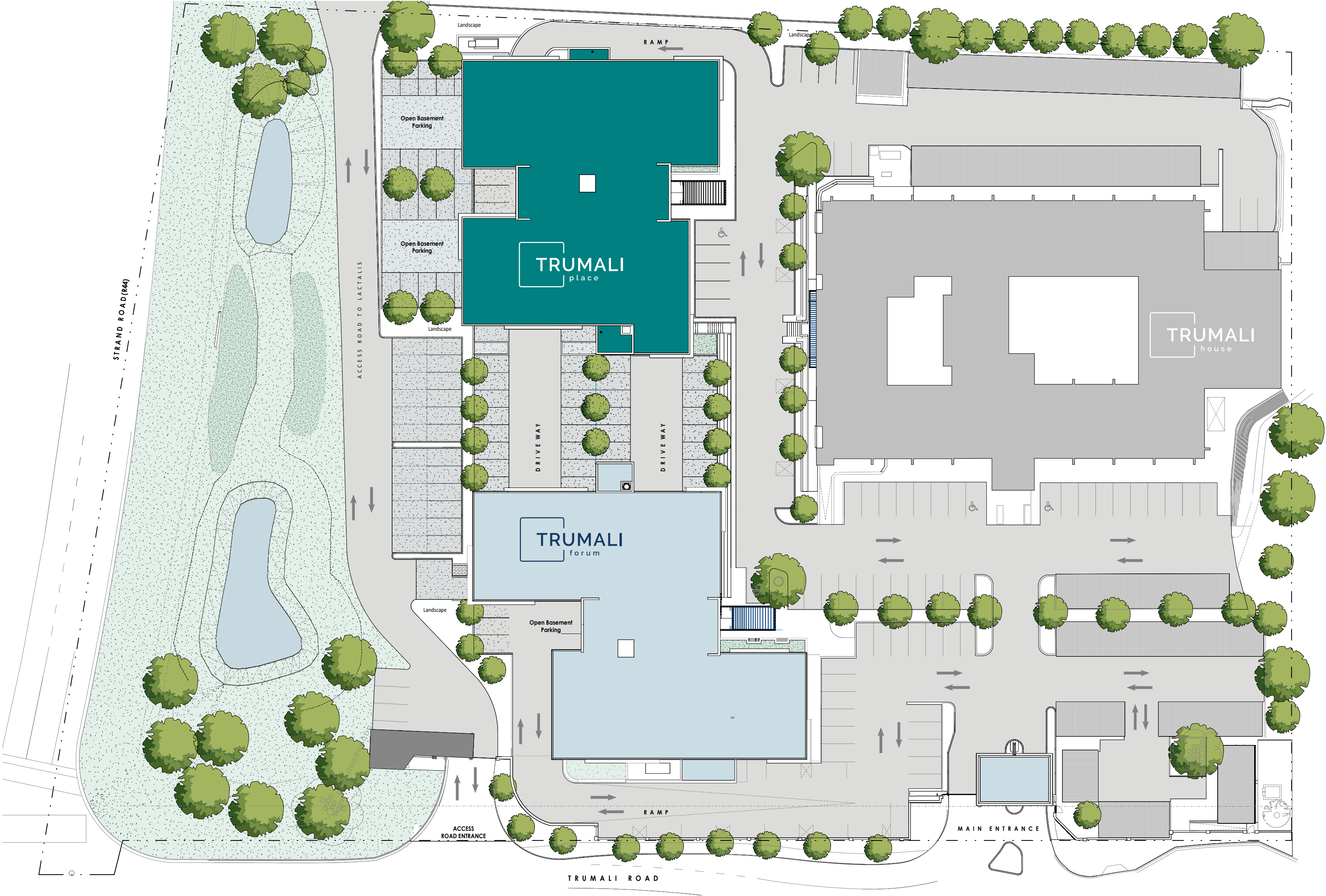
Building targets an **Edge Advanced Rating**  
for sustainability.



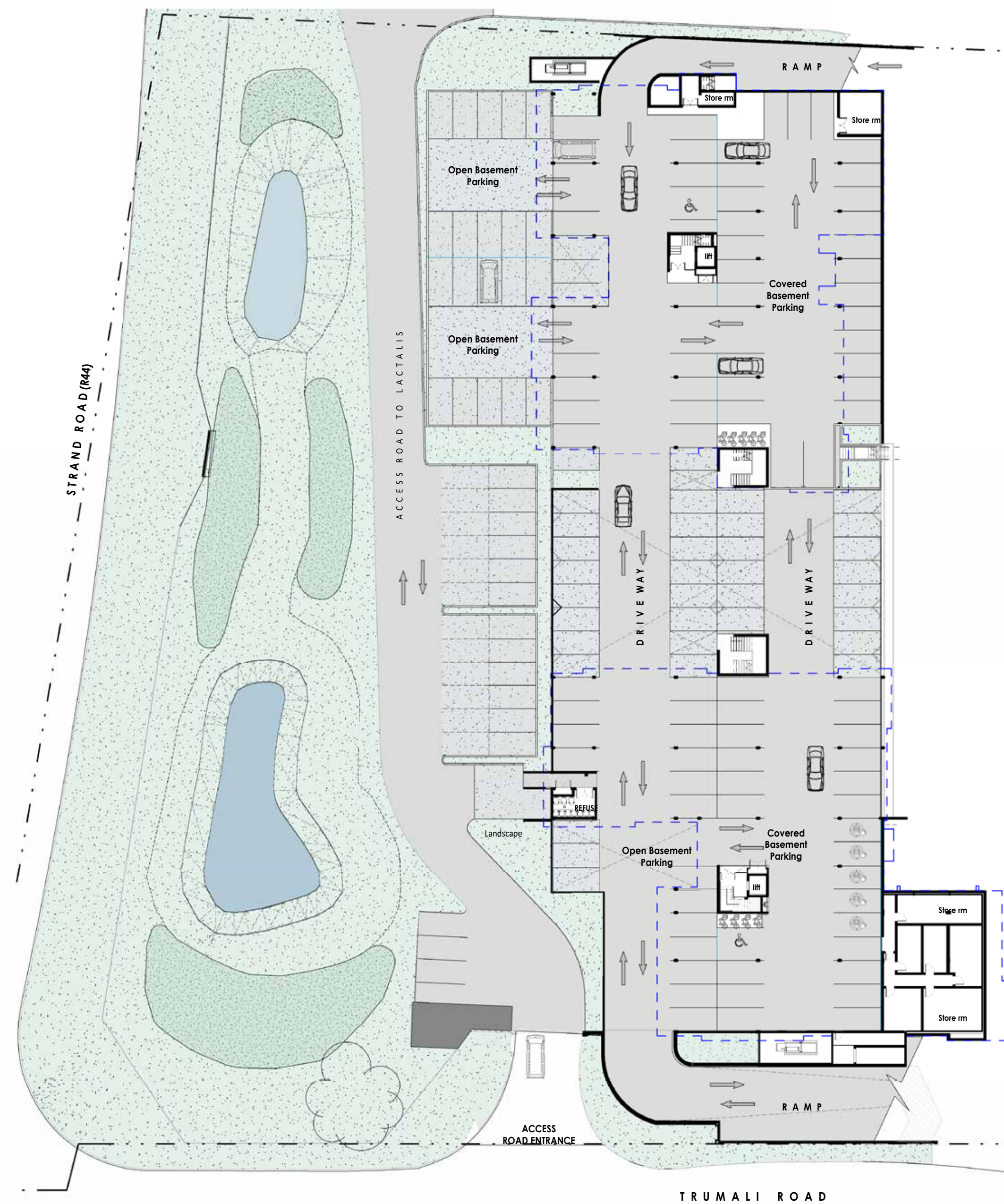
TRUMALI  
place

SITE PLAN

For indication purposes only







## BASEMENT PLAN

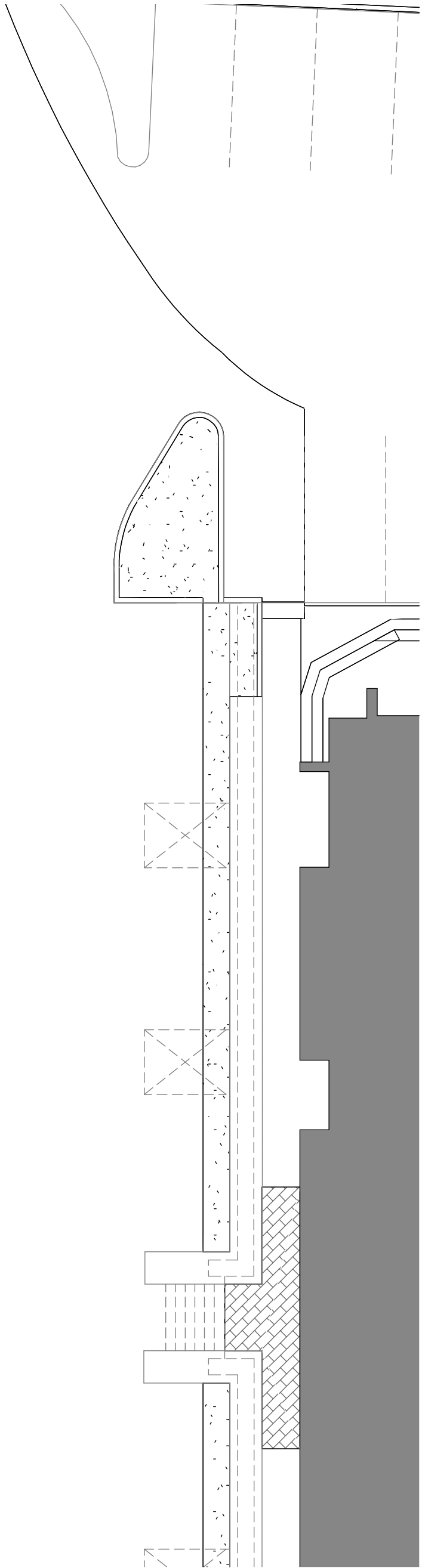
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GROUND FLOOR







## FIRST FLOOR







Artist's impression







PROGRAMME

|                                      |             |
|--------------------------------------|-------------|
| Estimated Beneficial Occupation Date | 01-April-25 |
| Estimated Lease Commencement Date    | 01-May-25   |

\* Additional parking bays can be made available on a year-to-year basis. These bays will be located at the parking lot across the road from Trumali Park, within walking distance from Trumali Place.

GROUND FLOOR

|                     |                     |          |
|---------------------|---------------------|----------|
| CG-01               | Usable Area         | 517 m²   |
|                     | Common Area         | 69 m²    |
|                     | TOTAL RENTABLE AREA | 586 m²   |
| CG-02               | Usable Area         | 473 m²   |
|                     | Common Area         | 63 m²    |
|                     | TOTAL RENTABLE AREA | 536 m²   |
| TOTAL RENTABLE AREA |                     | 1 122 m² |

FIRST FLOOR

|                     |                     |          |
|---------------------|---------------------|----------|
| CF-01 NORTH         | Usable Area         | 502 m²   |
|                     | Common Area         | 96 m²    |
|                     | TOTAL RENTABLE AREA | 598 m²   |
| CF-01 - SOUTH       | Usable Area         | 486 m²   |
|                     | Common Area         | 78 m²    |
|                     | TOTAL RENTABLE AREA | 564 m²   |
| TOTAL RENTABLE AREA |                     | 1 162 m² |

|                       |    |
|-----------------------|----|
| Open Parking Bays     | 44 |
| Open Gatehouse Bays   | 4  |
| Basement Parking Bays | 43 |
| TOTAL PARKING BAYS *  | 91 |

AREA SCHEDULE



| Basic Net Monthly Rental | Rate / m <sup>2</sup> / Bay |
|--------------------------|-----------------------------|
| Offices                  | R200,00                     |
| Balcony                  | R50,00                      |
| Open Parking Bays        | R650,00                     |
| Open Gatehouse Bays      | R400,00                     |
| Basement Parking Bays    | R1 100,00                   |

*Based on a 5 year lease agreement and an annual escalation of 7%*

## UTILITY CHARGES

The following charges will be paid by the Landlord & be recovered from the Tenant:

- Assessment rates, taxes & municipal levies
- Water & sanitation
- Refuse removal
- Electricity consumption
- Consumption deposits (Refundable at lease termination)
- Operating Cost as set out below

## TENANT INSTALLATION ALLOWANCE

The building specification allows for a tenant fit out in accordance with the building specification.

## OPERATING COSTS

Clients will be responsible for the monthly operating costs in addition to the basic net monthly rental and the utility charges. Operating Cost means all costs, charges and expenditure and/or other outgoing incurred by the Landlord in respect of the Common Areas in Trumali Place and Trumali Park.

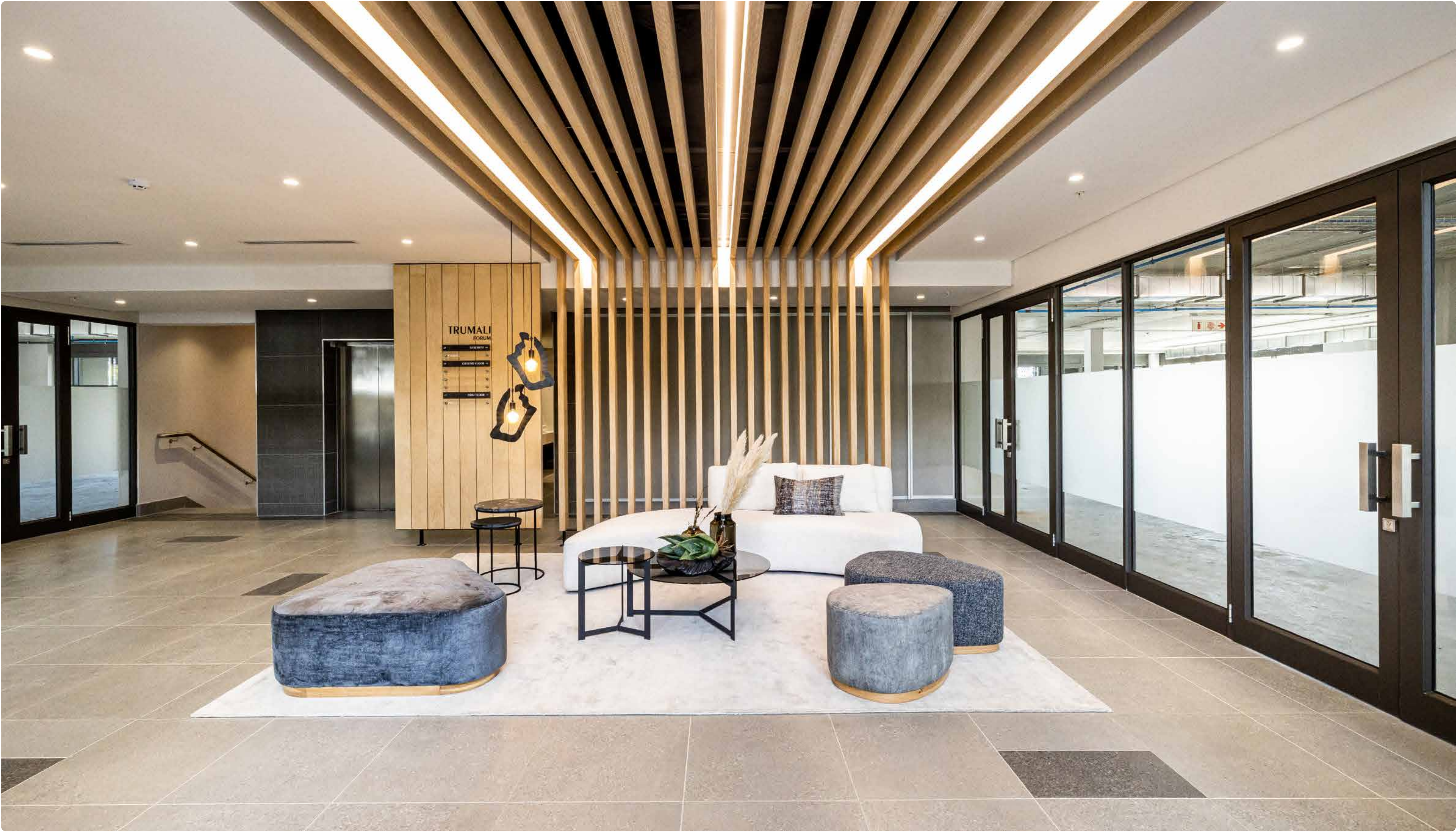
The monthly Operating Cost from 1 March 2025 is estimated at R 29.00/m<sup>2</sup> of rentable area (Excl Vat,) escalating at 7,5 %.

## QUALIFICATION

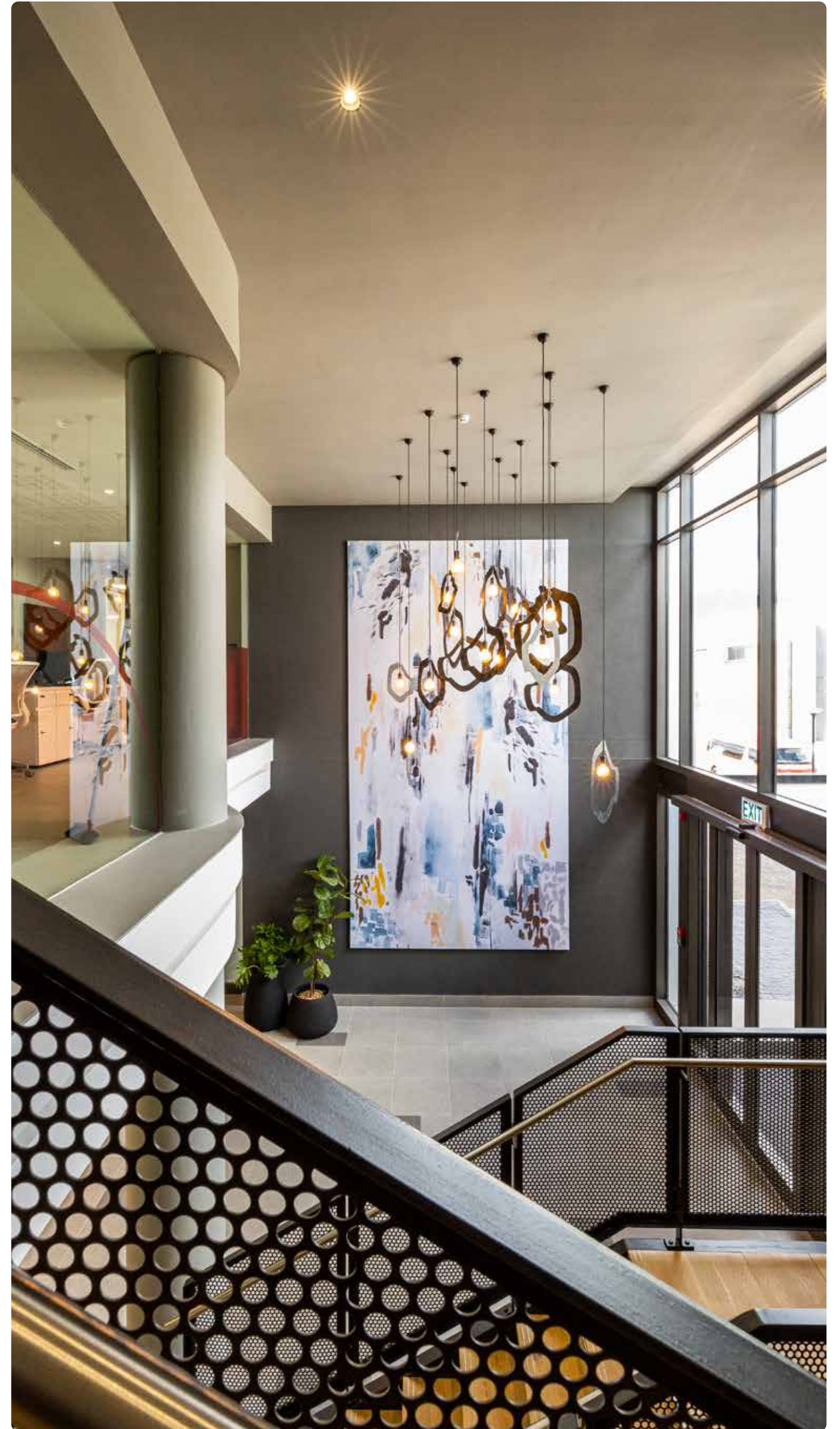
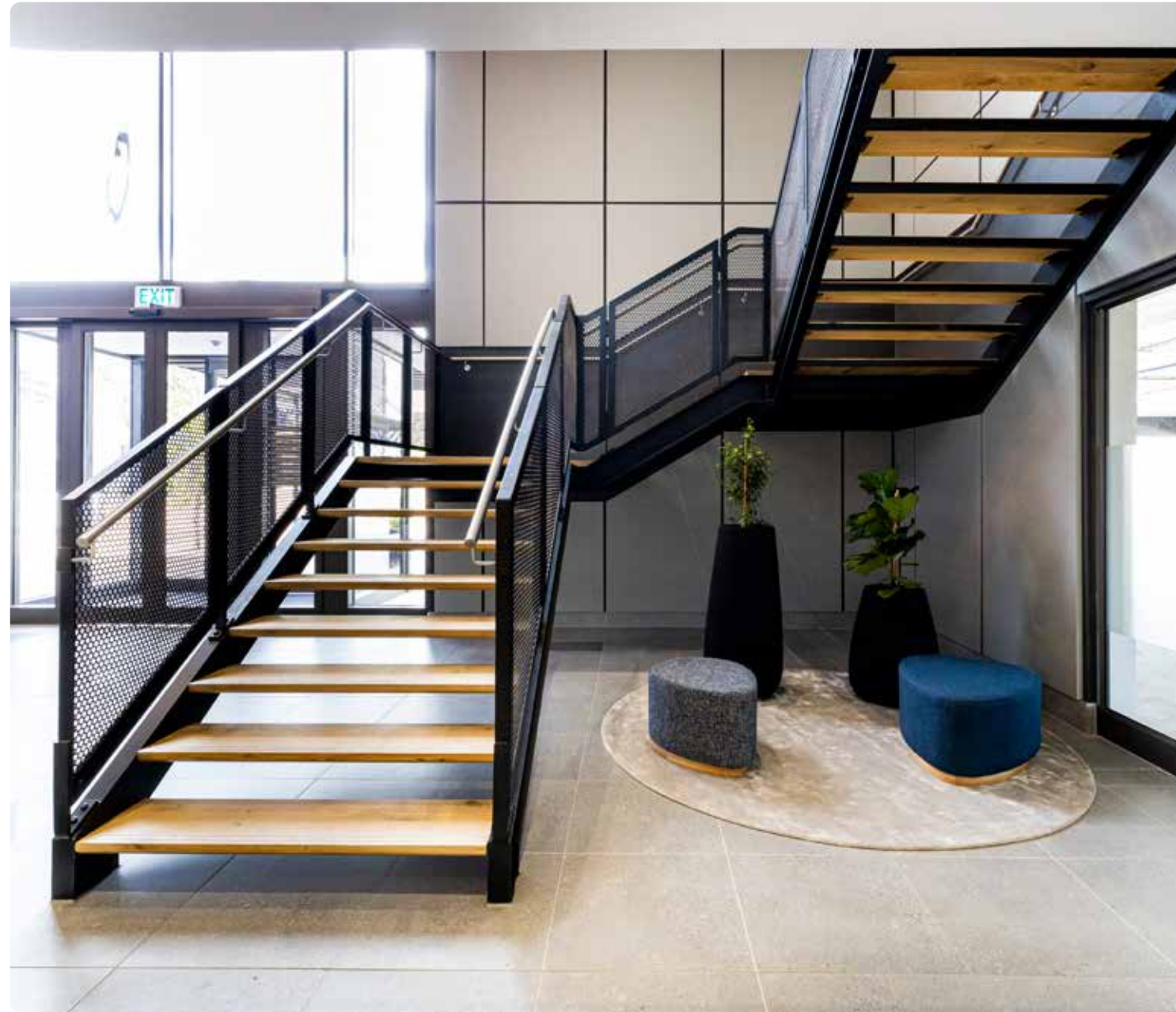
The rentals offered herein are based on the design, specification, program and areas as mentioned elsewhere in the document. Any changes to the design, areas, specification and/or program will/may result in an adjustment of the rental figures.

*The programme and rentals offered herein are subject to change (Tenant-driven).*













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