



TRUMALI
place

OCTOBER 2024

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Corner of the R44 and Trumali Road, Stellenbosch

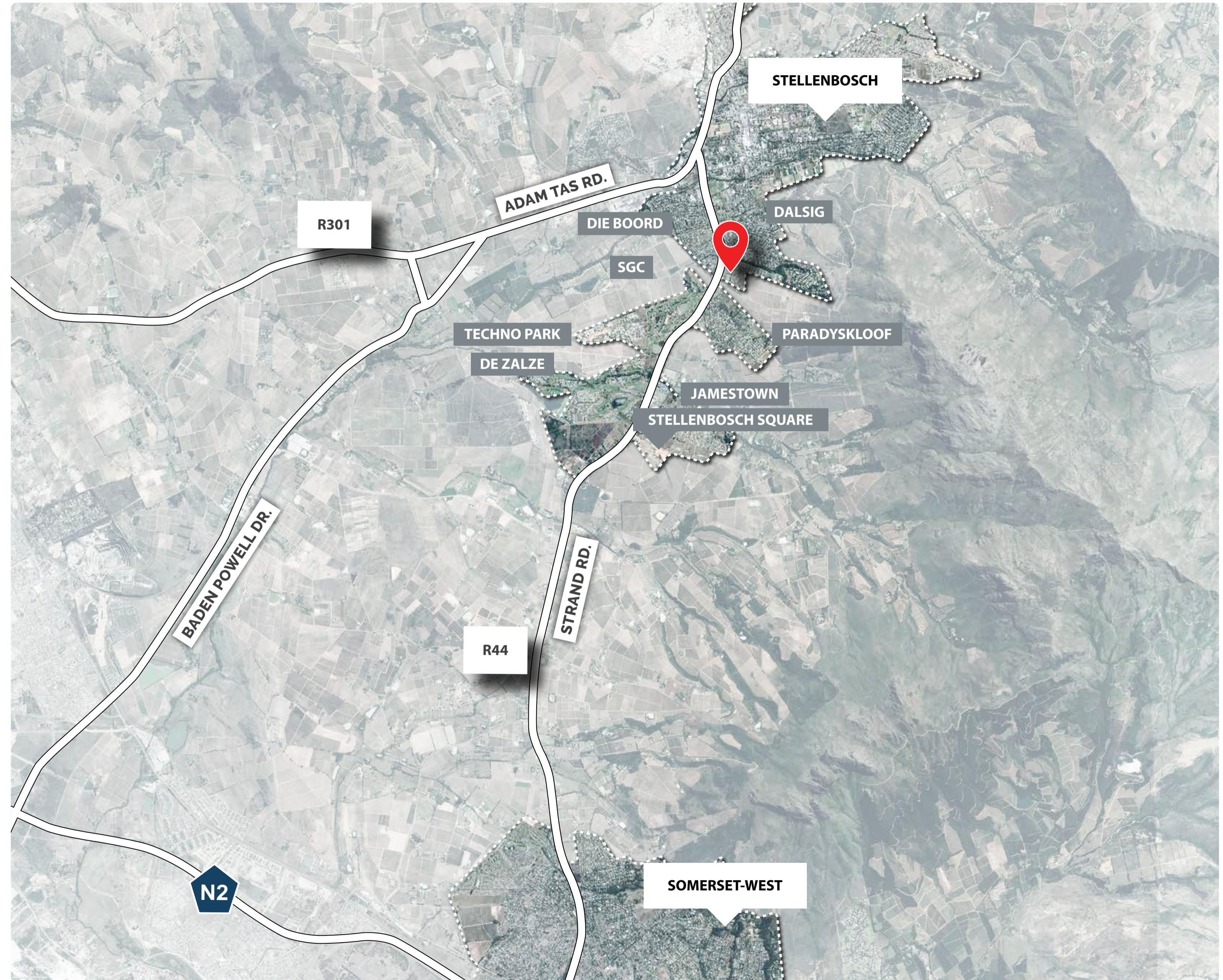
forum | **place** | house

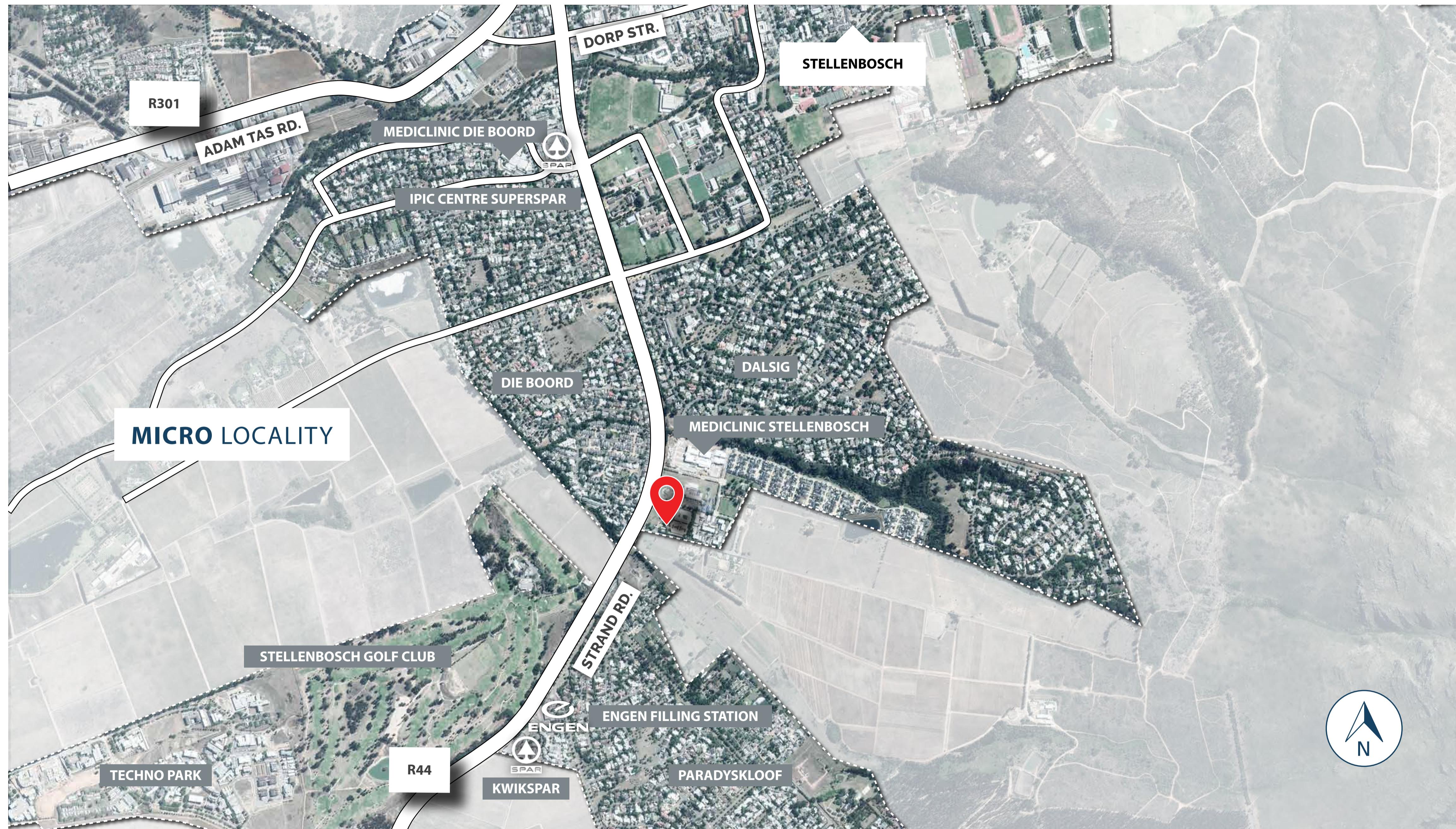
Trumali Park is situated on the corner of the R44 and Trumali Road, Stellenbosch. Trumali Place has exceptional visibility from the R44 linking Stellenbosch and Somerset West.

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

MACRO LOCALITY

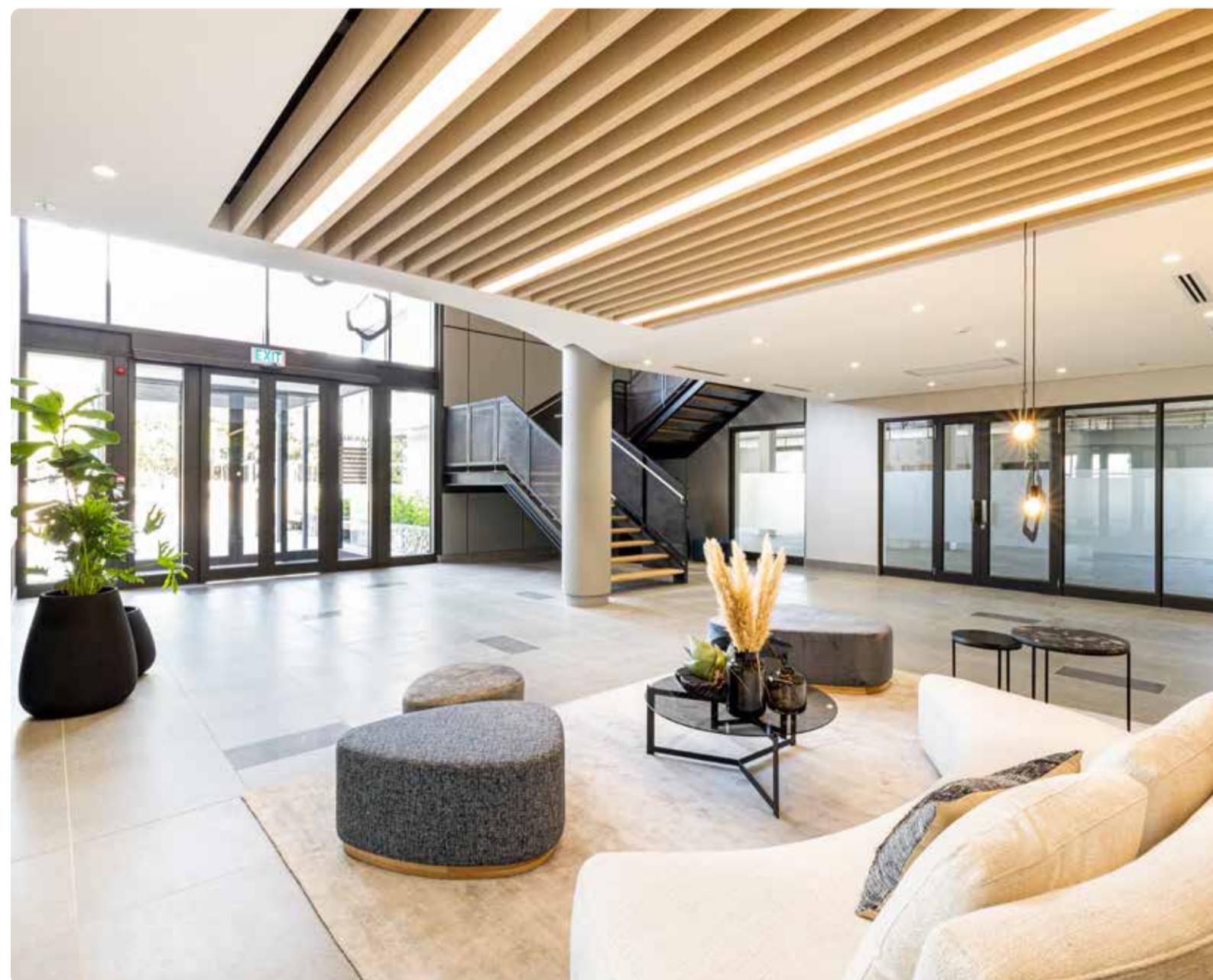
Proximity to convenient retail:
Ipic Centre- Die Boord (Superspar),
24-hour Woolworths Food,
Paradyskloof Spar, Eikestad Mall,
Stellenbosch Square (Woolworths
& Pick 'n Pay).







LOOK & FEEL



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 m²

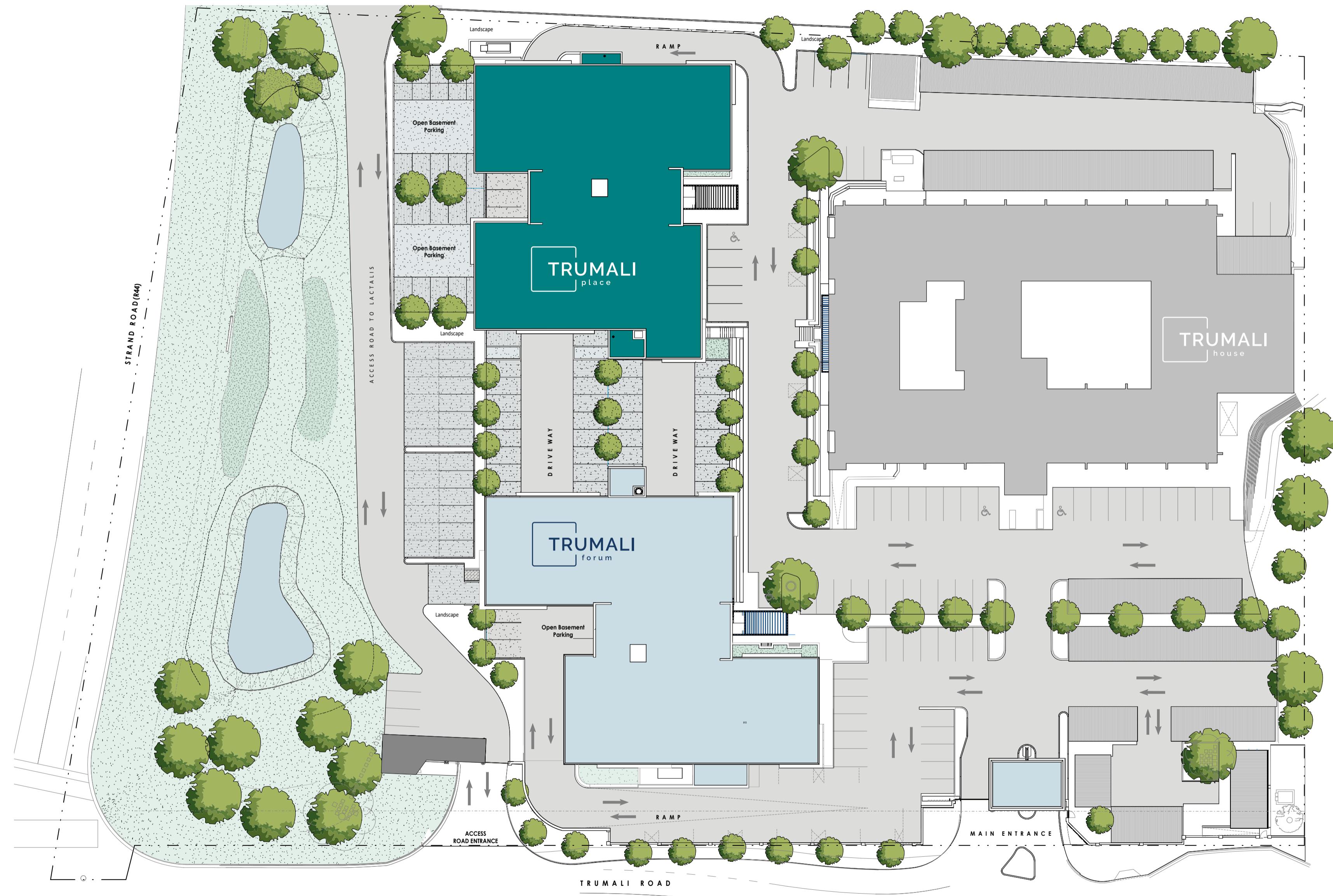


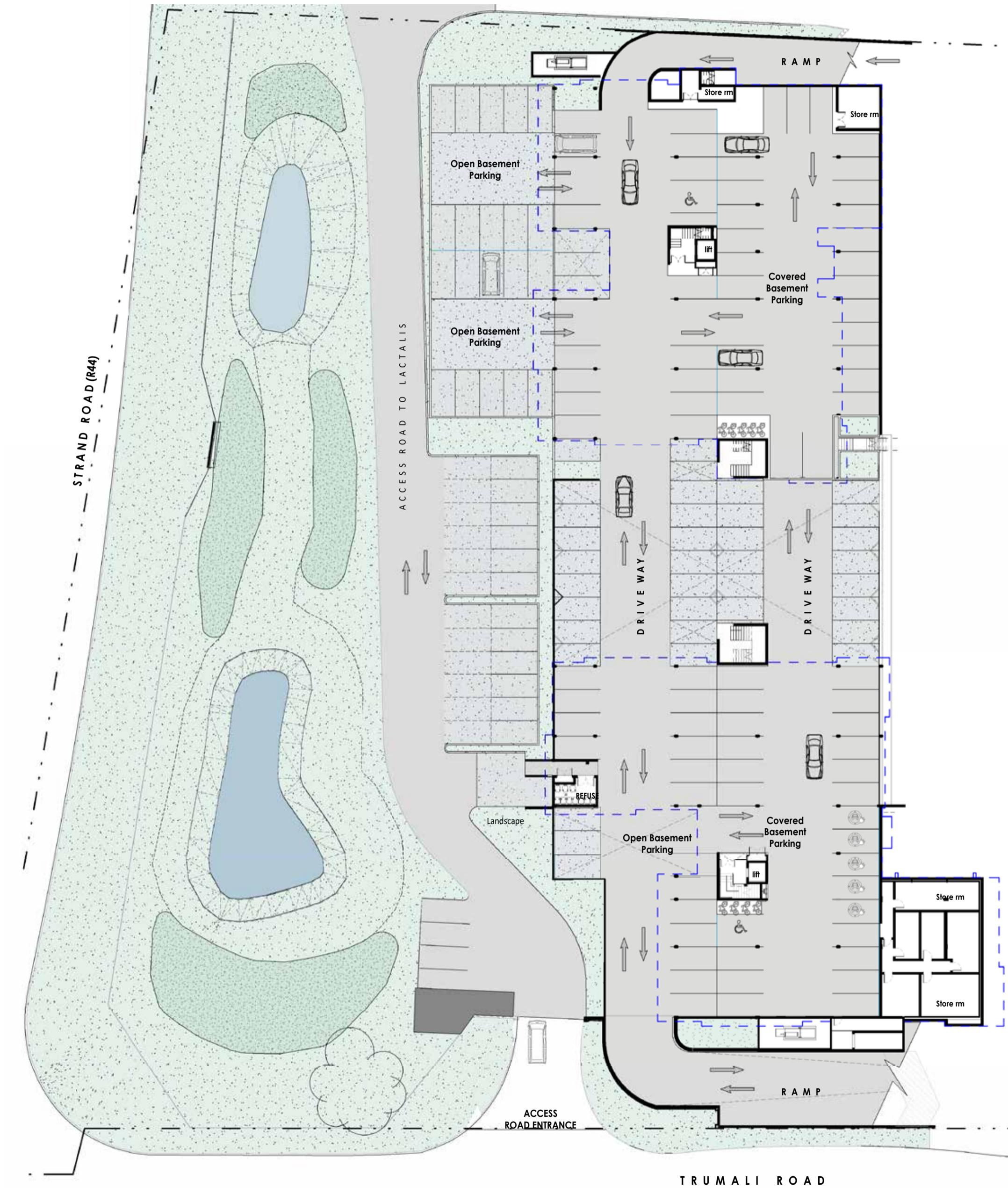
Building targets an **Edge Advanced Rating**
for sustainability.

TRUMALI
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SITE PLAN

For indication purposes only





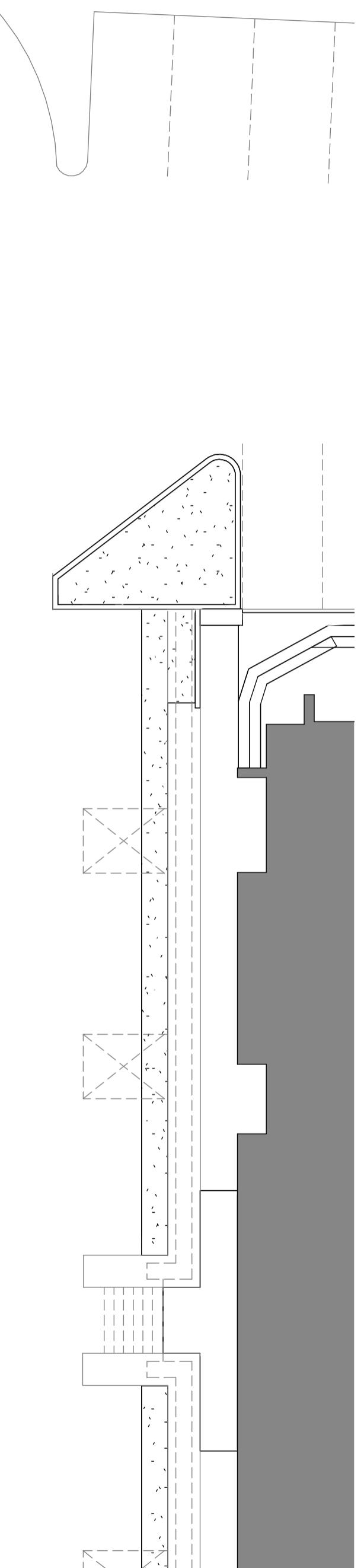
BASEMENT PLAN

For indication purposes only





GROUND FLOOR





FIRST FLOOR





Artist's impression



Artist's impression

PROGRAMME

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

	USABLE (m ²)	PRO RATA COMMON (m ²)	TOTAL RENTABLE (m ²)
Ground Floor CG-01	503	67,51	570,51
Ground Floor CG-02	486	65,23	551,23
TOTAL	989	132,73	1121,73

GROUND FLOOR TENANT

OFFICE CG-01	240	32,21	272,21
OFFICE CG-01a	263	35,30	298,30
TOTAL	503,00	67,51	

First Floor CF-01- North	517	96,27	613,27
First Floor CF-01 - South	473		473,00
First Lobby	72,00		
TOTAL AREA	1062,00	96,27	1158,27

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

* 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.

AREA SCHEDULE

Basic Net Monthly Rental	Rate / m ² / 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.

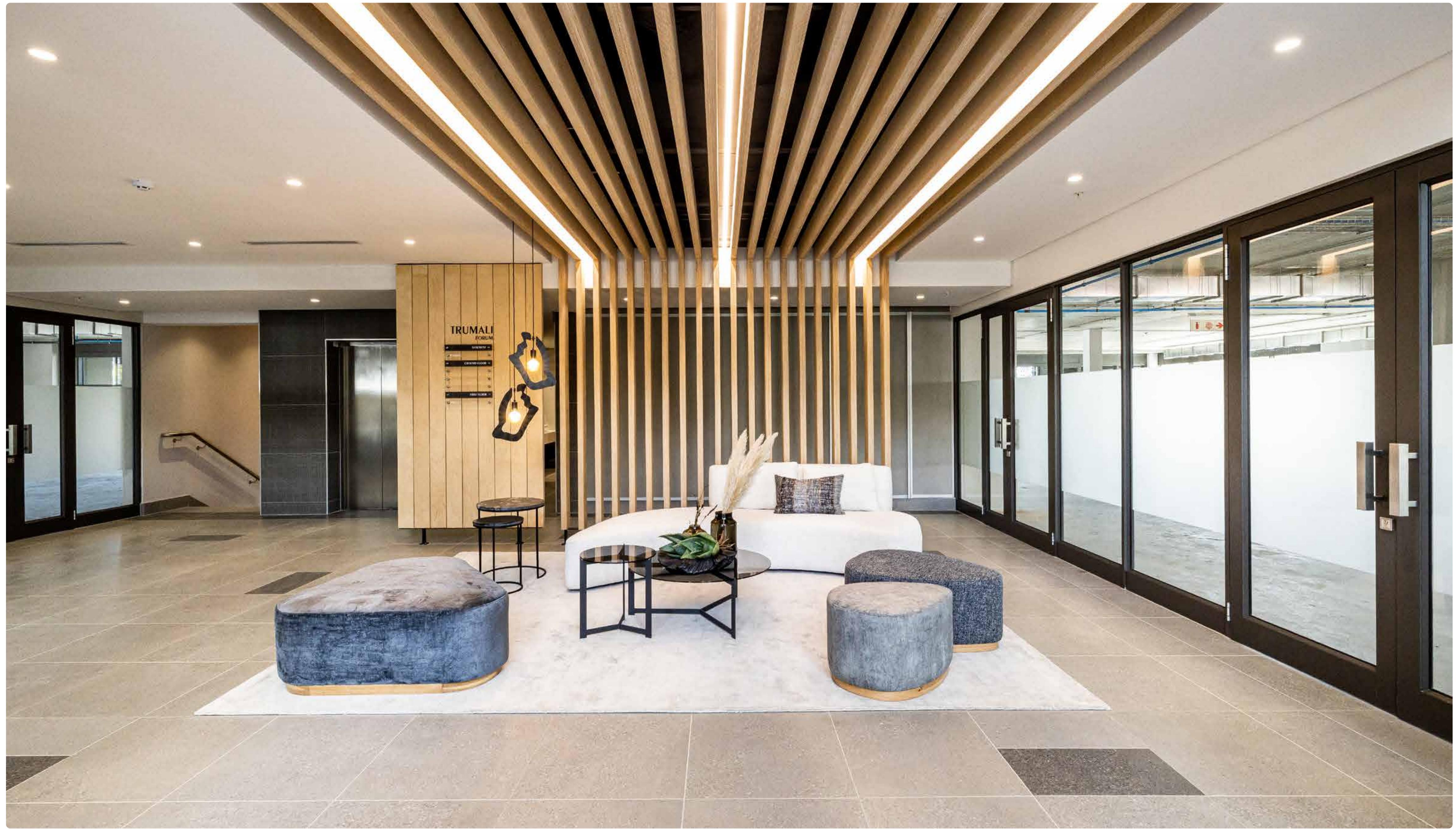
The monthly Operating Cost from 1 March 2025 is estimated at R 29,00/m² of rentable area (Excl Vat,) escalating at 7,5 %.

QUALIFICATION

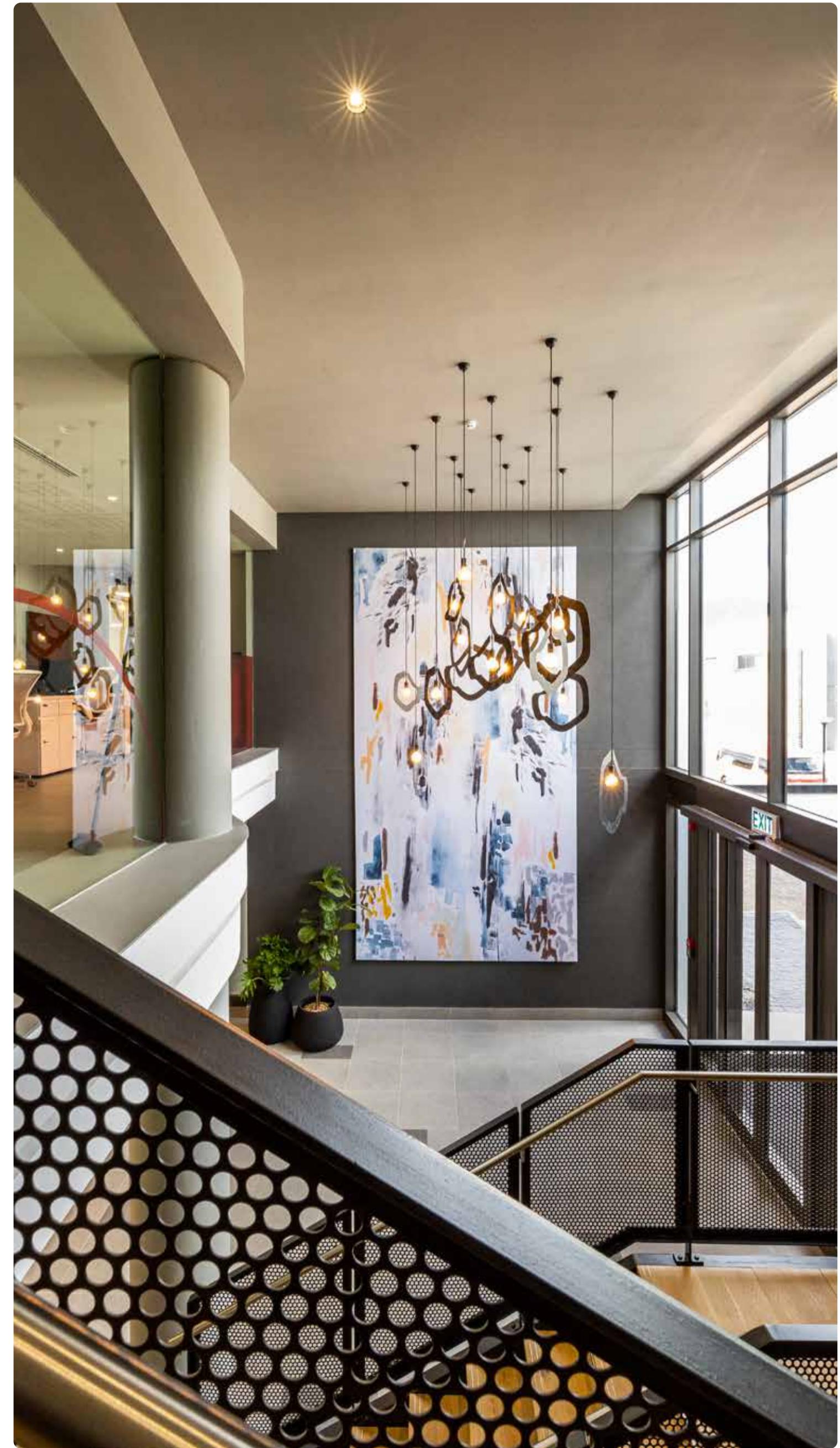
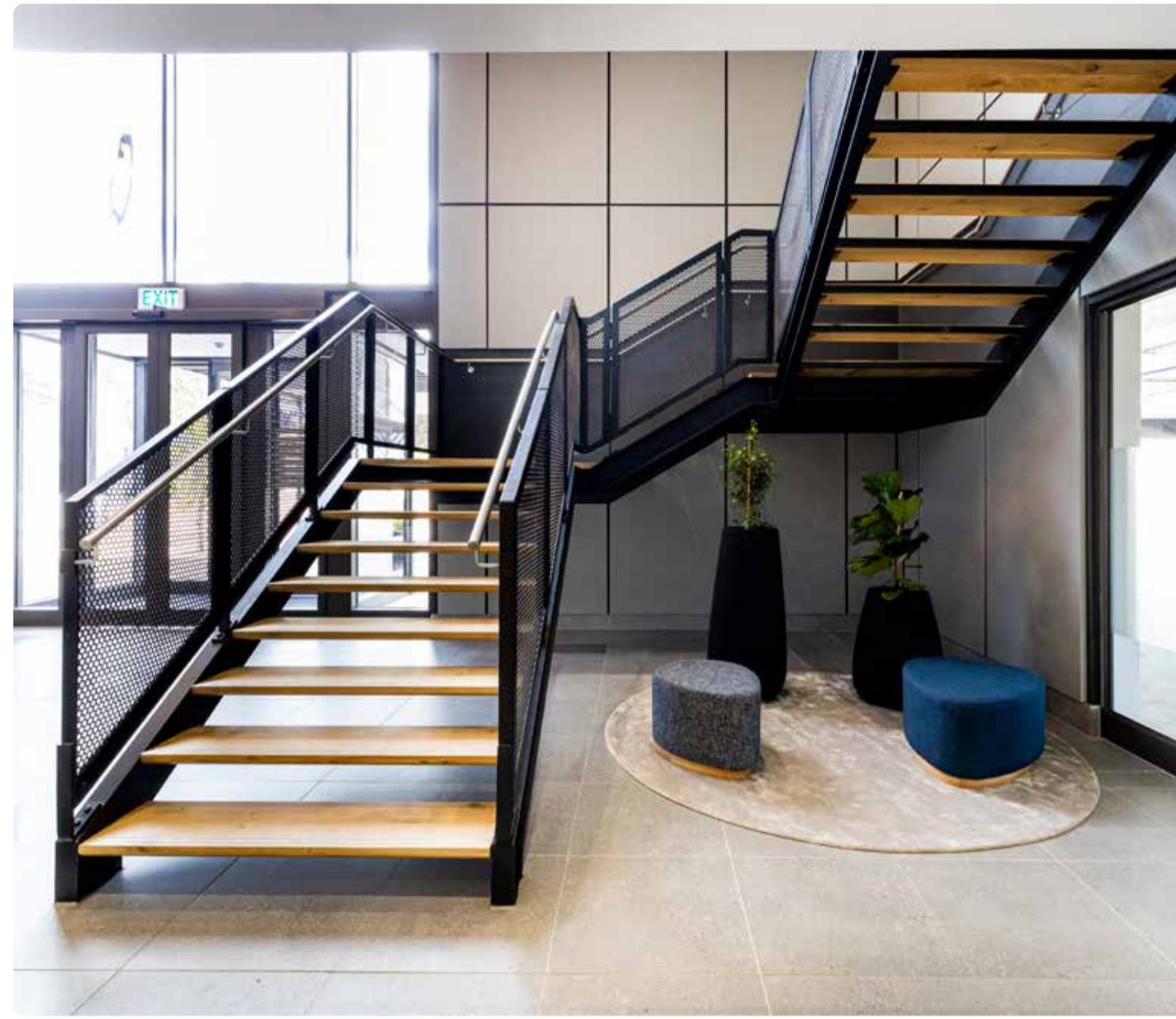
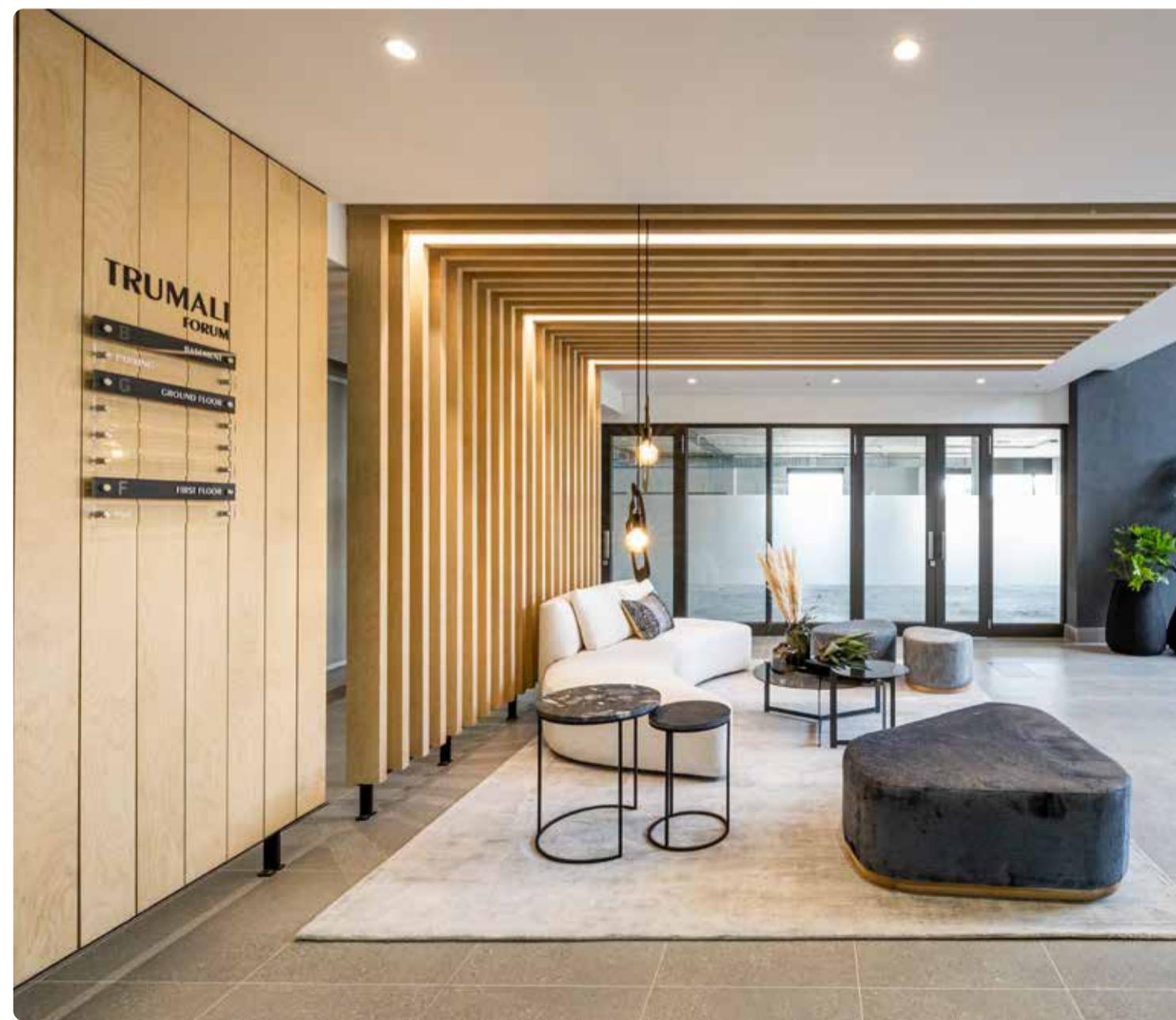
The rentals offered herein are based on the design, specification, program and areas as mentioned elsewhere in the document. Any changes to the design, areas, specification and/or program will/may result in an adjustment of the rental figures.

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

LOOK & FEEL



LOOK & FEEL





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