

THE JOHANNESBURG LAND COMPANY (PTY) LTD

41 FOX STREET (EDURA HOUSE) BUILDING FEATURES



Building Location	Located on an entire city block, bordered by Fox Street; Ntemi Piliso Street; Commissioner Street; Ferreiras Street, the main entrance being off Fox Street. Basement ingress and egress off Fox Street
Floor Plates	Floors 1-3 : Column free floor plates +- 2001m ² Floors 4-15 : Column Free floor plates +- 1035m ² Floor 16 : Column Free floor plate with exterior balcony +-771m ²
Parking Ratio	1.21 bays per 100 square metres of office accommodation leased.
Power Supply	3 Phase Power reticulated up to the distribution boards which are situated on the southern wall of the central core on the respective floors, whereafter the power is distributed across the floors via power skirting along the floor perimeter. 91VA/m ² or 0.14Amps/phase/m ²
Emergency Power	Emergency power is provided to all lighting and power outlets during an outage. This excludes air conditioning, since perimeter windows can be opened should outages occur. 30VA/m ² or 0.05Amps/phase/m ² .
Basic Services	Smoke detection is provided throughout the building and monitored by security 24/7. CCTV cameras are provided strategically on ground floor level and externally covering the access points into the building. On-site Recording and monitoring takes place. Entry to the building is controlled by both 24/7 Security guards and an electronic access control system.
Elevators Capacity	Two lift banks, each consisting of 2 and 3 lifts respectively, serve all floors including the basement levels. A separate goods lift is situated directly next to the 2 x passenger lifts providing transportation for all building service related activities.
Capacity per lift	Passenger: 1120kg (16) Goods: 1190kg (17)
Air-conditioning	The building is predominantly cooled through console units fixed to the perimeter walls directly below the windows. These units also provide heating during winter.
Potable Water	Water is mechanically pumped up to tanks situated on the 16 th floor roof and is gravity fed to all water points situated on the floors below.
Public Transport	The building is in close proximity to the main transport nodes within the Central Business District. <ul style="list-style-type: none">○ Gandhi Square○ Westgate (Bus, taxi and rail)○ Rea Veya / BRT
SWID	Situated within the South Western Improvement District which offers additional security and cleaning services rendered by the private sector.