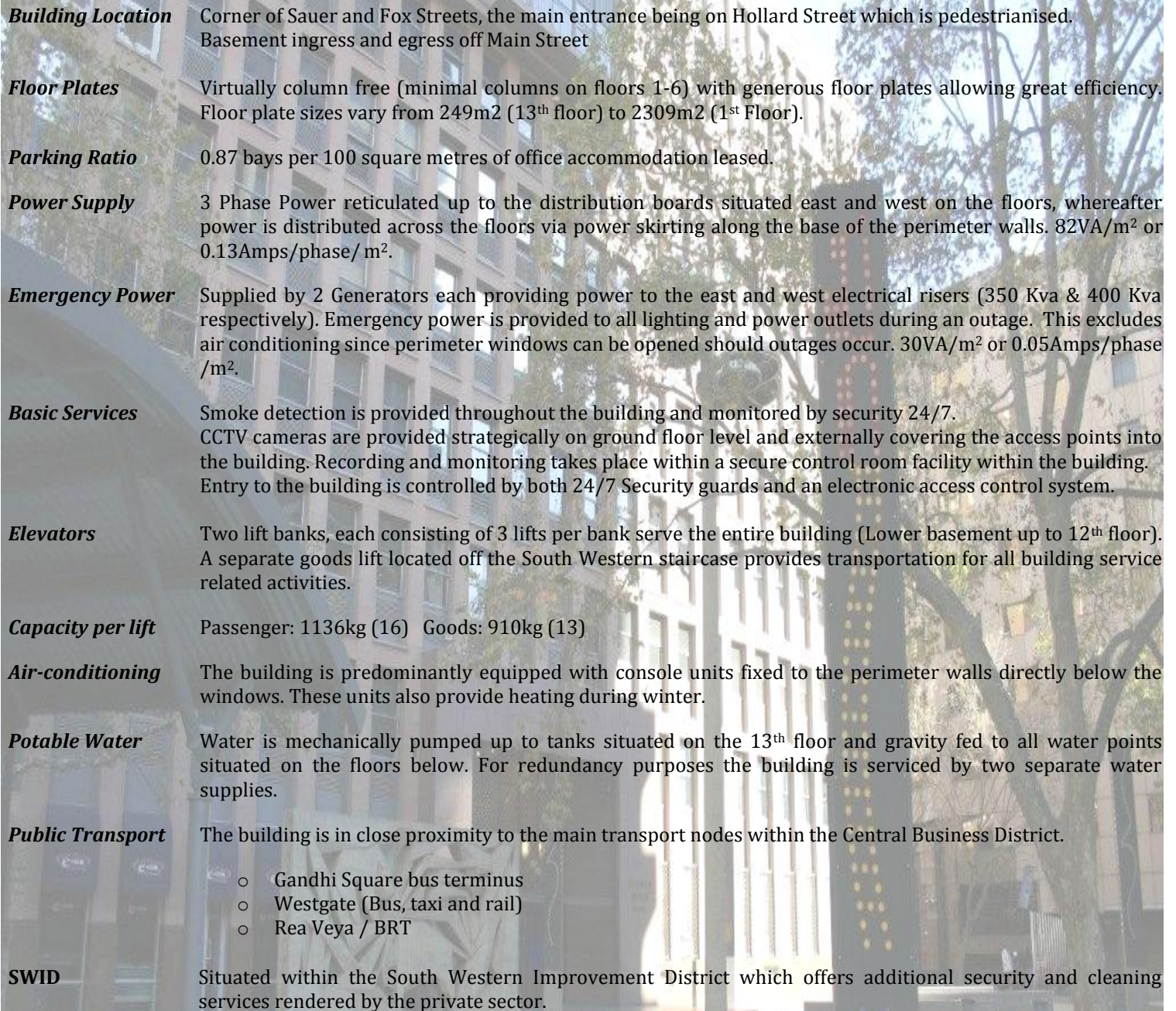


# THE JOHANNESBURG LAND COMPANY (PTY) LTD

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## 70 FOX STREET BUILDING FEATURES



<b>Building Location</b>	Corner of Sauer and Fox Streets, the main entrance being on Hollard Street which is pedestrianised. Basement ingress and egress off Main Street
<b>Floor Plates</b>	Virtually column free (minimal columns on floors 1-6) with generous floor plates allowing great efficiency. Floor plate sizes vary from 249m <sup>2</sup> (13 <sup>th</sup> floor) to 2309m <sup>2</sup> (1 <sup>st</sup> Floor).
<b>Parking Ratio</b>	0.87 bays per 100 square metres of office accommodation leased.
<b>Power Supply</b>	3 Phase Power reticulated up to the distribution boards situated east and west on the floors, whereafter power is distributed across the floors via power skirting along the base of the perimeter walls. 82VA/m <sup>2</sup> or 0.13Amps/phase/m <sup>2</sup> .
<b>Emergency Power</b>	Supplied by 2 Generators each providing power to the east and west electrical risers (350 Kva & 400 Kva respectively). 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 <sup>2</sup> or 0.05Amps/phase/m <sup>2</sup> .
<b>Basic Services</b>	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. Recording and monitoring takes place within a secure control room facility within the building. Entry to the building is controlled by both 24/7 Security guards and an electronic access control system.
<b>Elevators</b>	Two lift banks, each consisting of 3 lifts per bank serve the entire building (Lower basement up to 12 <sup>th</sup> floor). A separate goods lift located off the South Western staircase provides transportation for all building service related activities.
<b>Capacity per lift</b>	Passenger: 1136kg (16) Goods: 910kg (13)
<b>Air-conditioning</b>	The building is predominantly equipped with console units fixed to the perimeter walls directly below the windows. These units also provide heating during winter.
<b>Potable Water</b>	Water is mechanically pumped up to tanks situated on the 13 <sup>th</sup> floor and gravity fed to all water points situated on the floors below. For redundancy purposes the building is serviced by two separate water supplies.
<b>Public Transport</b>	The building is in close proximity to the main transport nodes within the Central Business District. <ul style="list-style-type: none"><li>○ Gandhi Square bus terminus</li><li>○ Westgate (Bus, taxi and rail)</li><li>○ Rea Veya / BRT</li></ul>
<b>SWID</b>	Situated within the South Western Improvement District which offers additional security and cleaning services rendered by the private sector.

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