



# RIVONIA EXCHANGE

## OVERVIEW

19 Autumn Road is well located on Rivonia Road is close to the highway, Gautrain bus stops and offers exceptional exposure onto Rivonia Road with 120 meters of frontage.

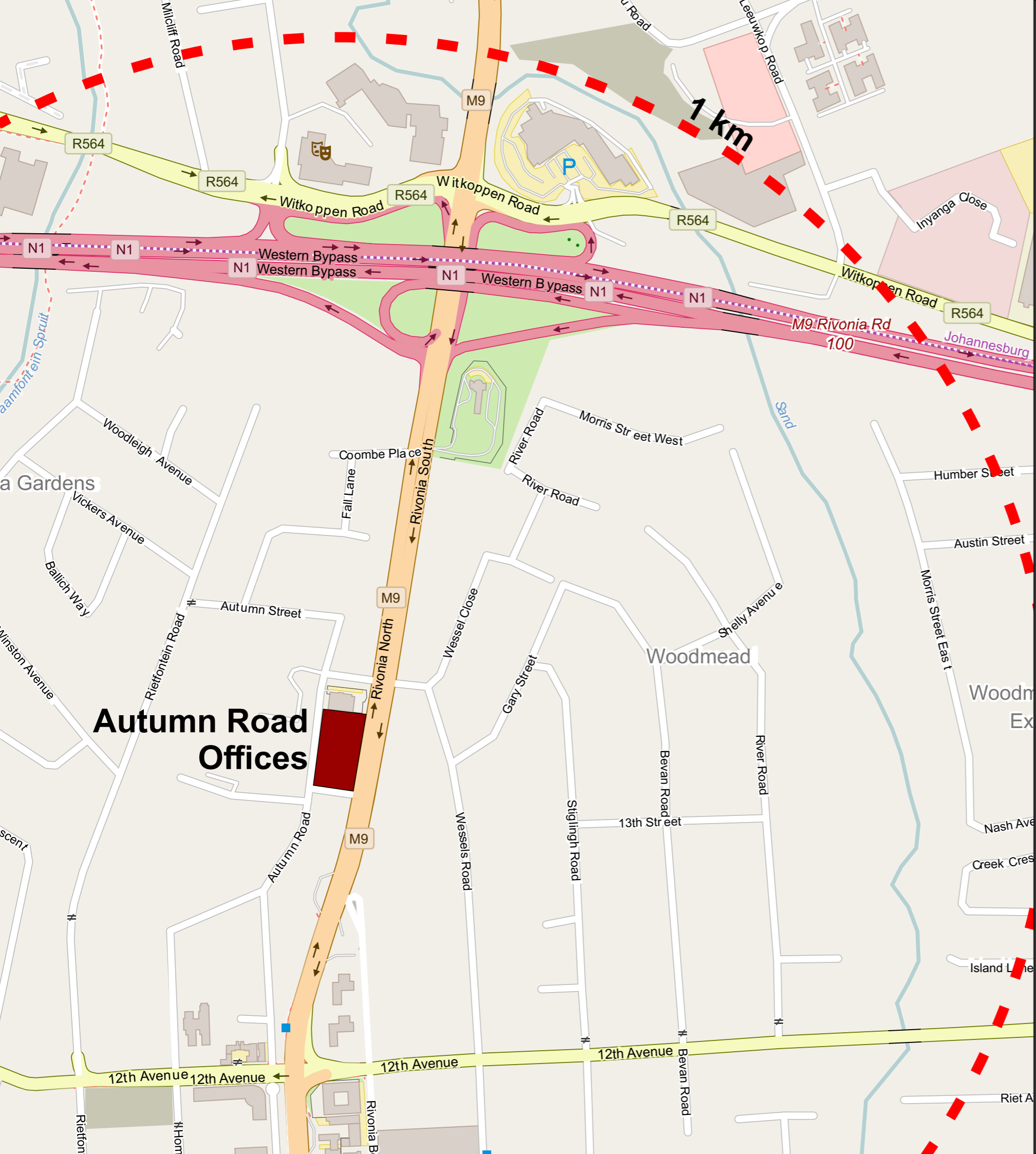
The property is suitable for use as offices or showrooms.

Each building is designed around a central courtyard, which offers a great break away area for staff and client entertainment. All windows open and the offices have access to fresh air.

The design ensures that operating costs can be carefully controlled, making the rental affordable and offering excellent value.

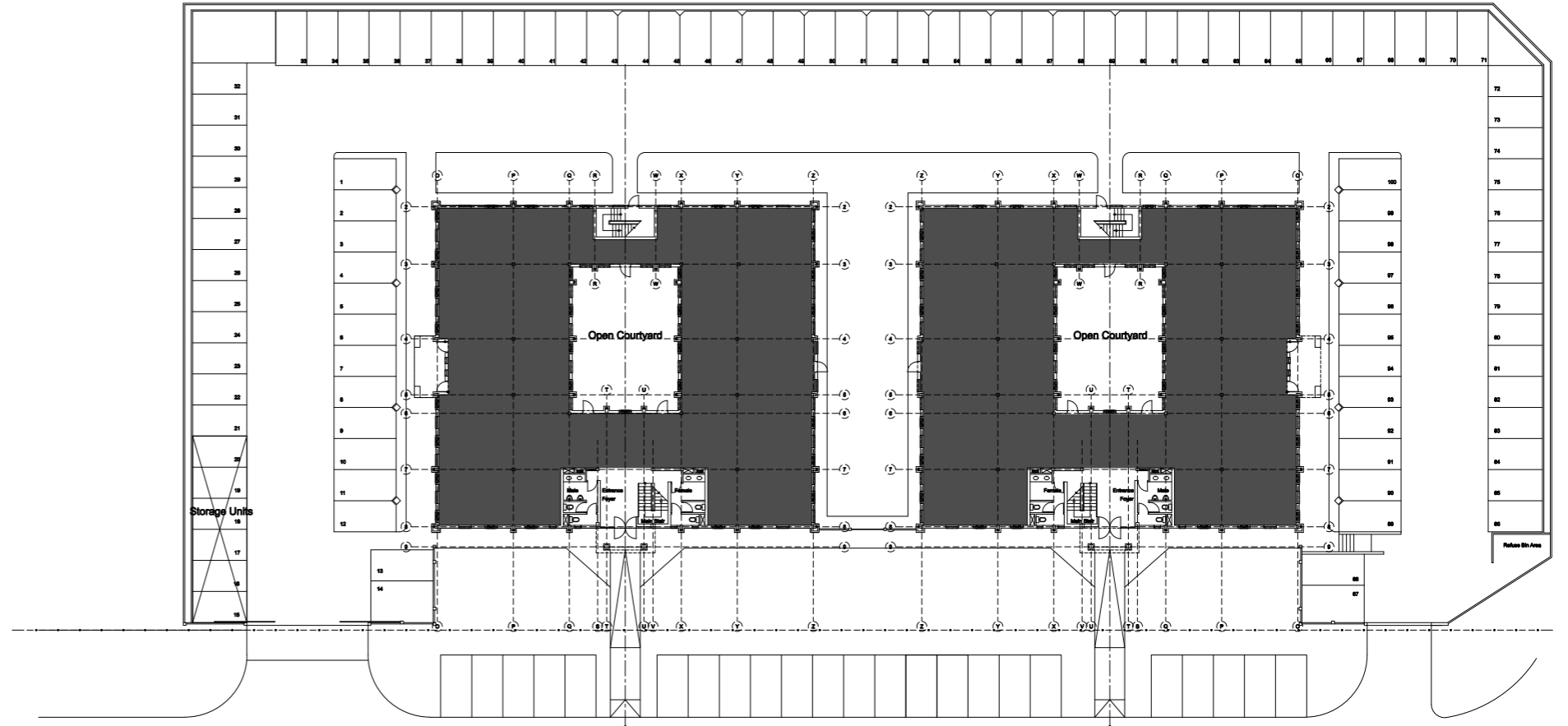
The property has access to fibre and standby water.





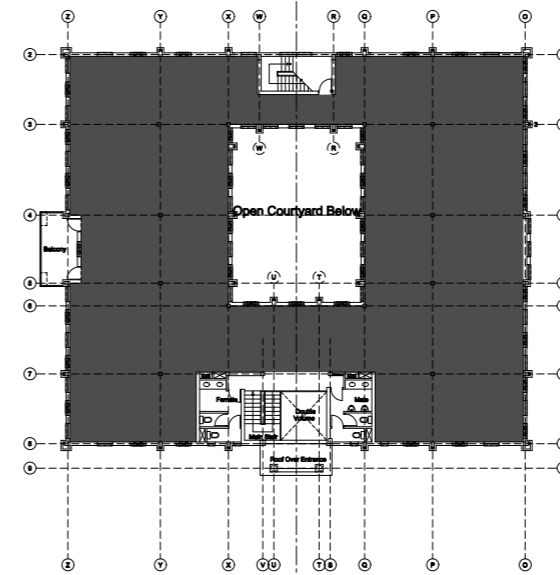


# Rivonia Road

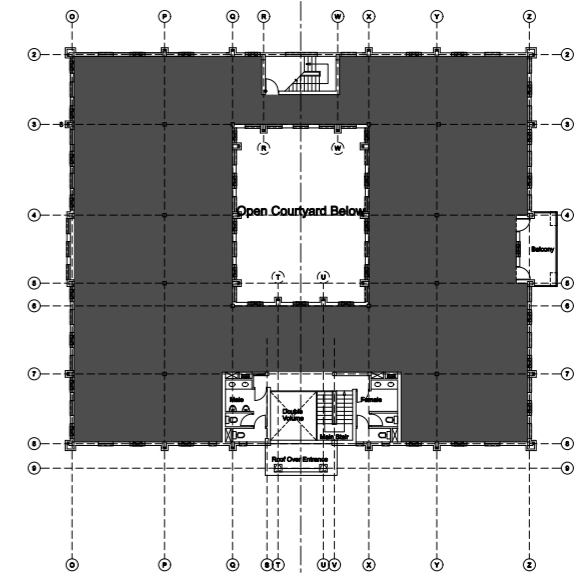


**North Block  
Ground Floor**

**South Block  
Ground Floor**



**North Block  
First Floor**



**South Block  
First Floor**

## ABOUT 19 AUTUMN ROAD

This property has been designed as a multi-tenant or single user office or showroom that can accommodate furniture and motor show rooms.

Each floor is sub divisible into two 315 sqm sections (GLA).

Passing vehicular traffic from Rivonia Road have a clear view of the buildings and the tenant's brand has direct exposure onto Rivonia Road.

The parking ratio is up to 5 bays / 100 sqm and storage of 25 - 350 sqm is available.



## BENEFITS

The site has a naturally dominant position as it has 120 meters of exposure onto Rivonia Road.

Centrally located with good access to the highway and public transport

Multiple entry points into Autumn Road from all directions

Offers excellent value

Good natural light and access onto the internal private and secure courtyard

Each unit has its own kitchen

Due to the increased congestion and high rentals within Sandton a number of value-orientated tenants will be look to Rivonia as a natural alternative.

Over the next 3 to 10 years public transport will increase significantly along Rivonia Road connecting the property to Sandton, Sunninghill, Fourways, Woodmead and Waterfall, this will increase the accessibility and attractiveness of this prominent location.

There are a number of schools and shops offering a variety of good quality food and other services within a 3-kilometre radius.

## SUMMARY

19 Autumn Rd offers 2 524m<sup>2</sup> of gross let able area, the property offers excellent value in the Rivonia area.

The site is located on a dominant corner with exposure onto Rivonia Road which is a key road leading into Sandton

All vehicles traveling to/ from the highway that use Rivonia Road pass the site (good access and good visibility).





## *Contact*

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