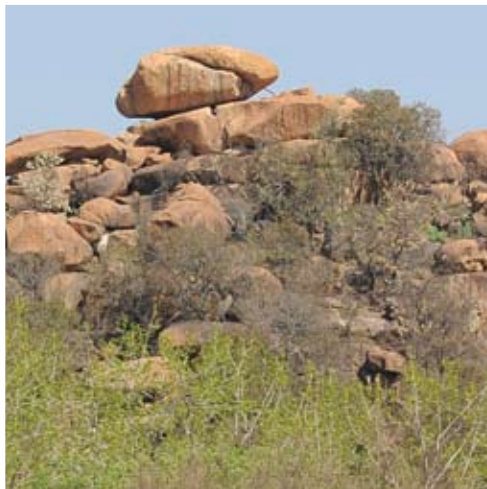
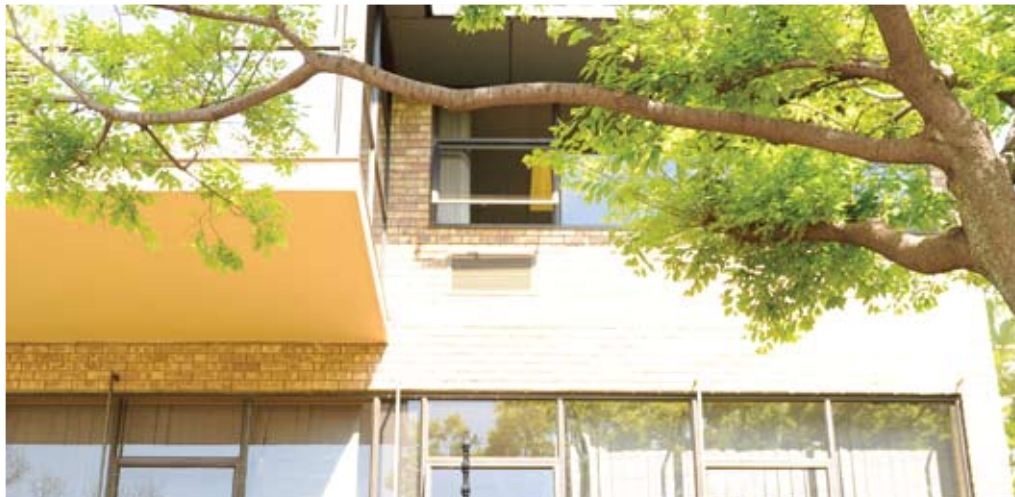
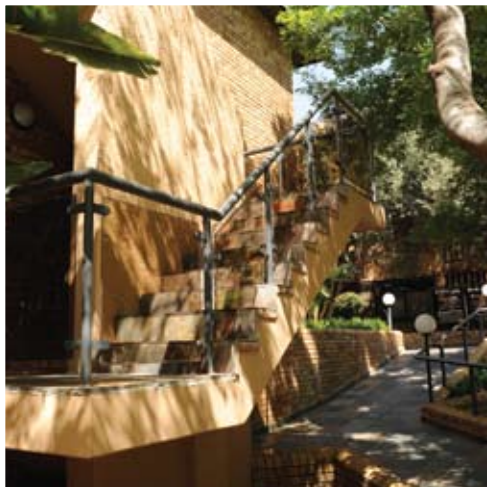




sheldonplace

No. 5 Lone Close | Lonehill | Sandton | South Africa





Sheldon Place is conveniently situated in the centre of leafy Lonehill, and is adjacent to both the park and the Lonehill Shopping Centre. This is an upmarket business park consisting of two double-storey buildings which are being sectioned off into business suites, all the bathrooms and core areas in these buildings are soon to undergo a neutral and modern refurbishment. There is secure access and sufficient basement parking, visitors parking and overflow parking. There is excellent access to major arterial roads and the highway system.

The Montecasino Entertainment and Hotel Complex, The Fourways Life Hospital, Fourways Medical Centre, Fourways Crossing, Fourways Mall, Design Quarter, Cedar Square and Broadacres Centre are all very close in proximity.



Lone Close, Sandton, S

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912 ft

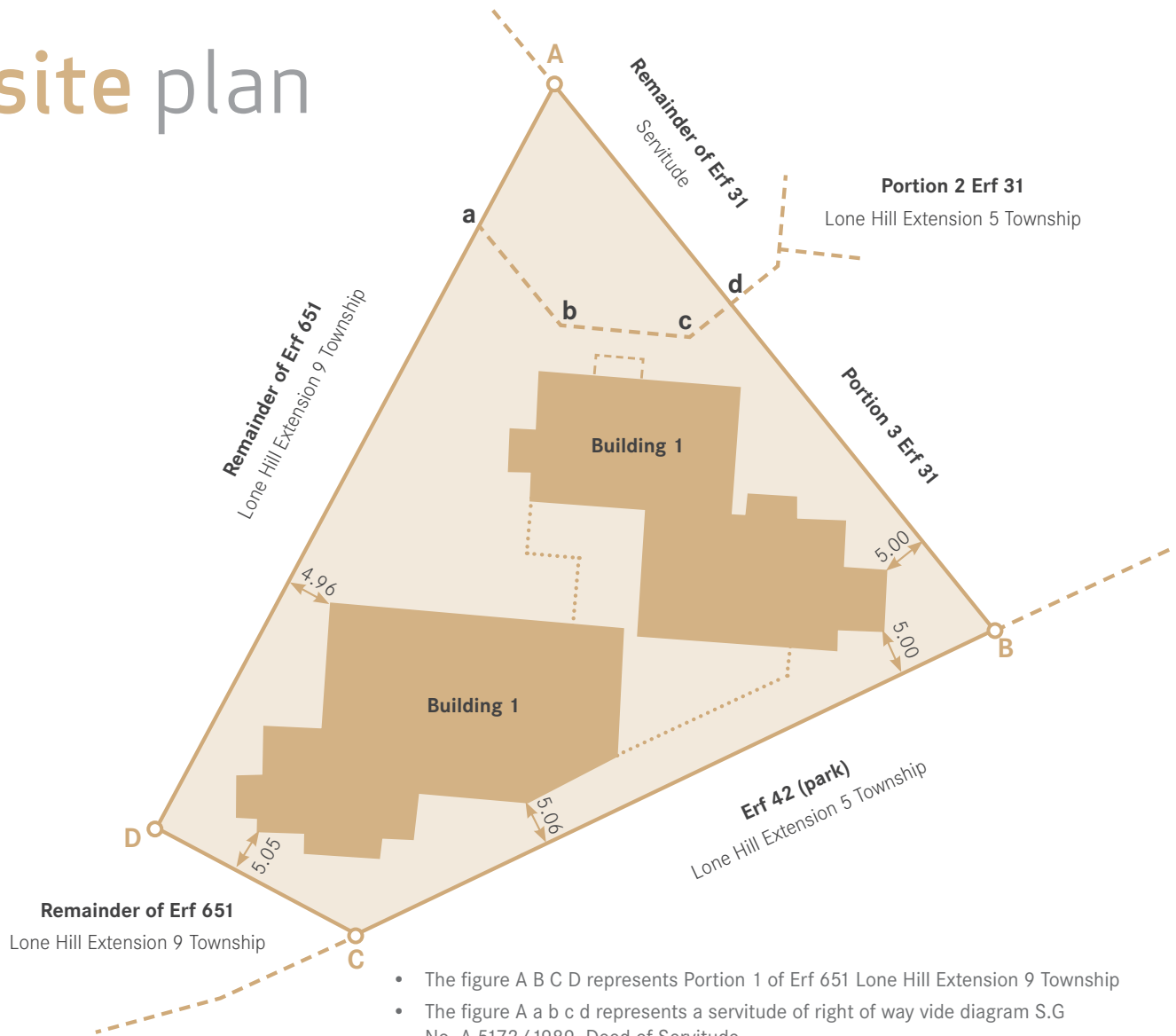
location map

Sheldon Place, No. 5 Lone Close, Lonehill, Sandton, South Africa





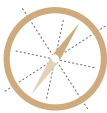
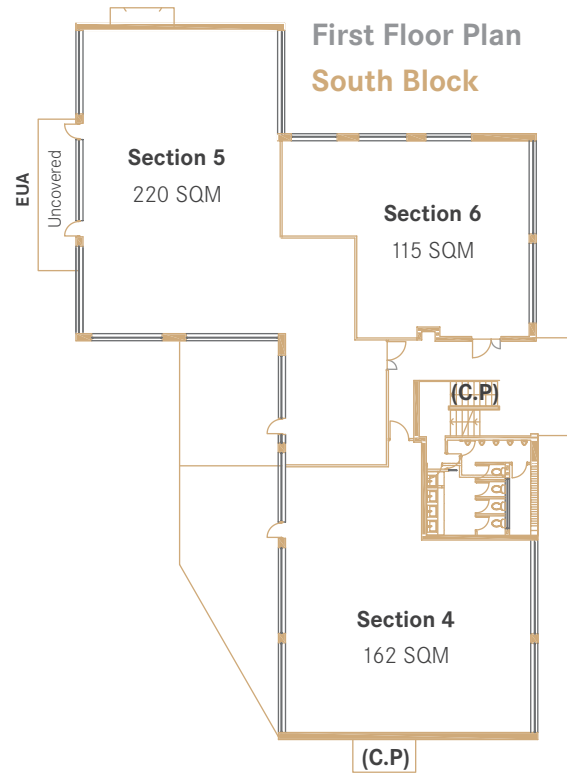
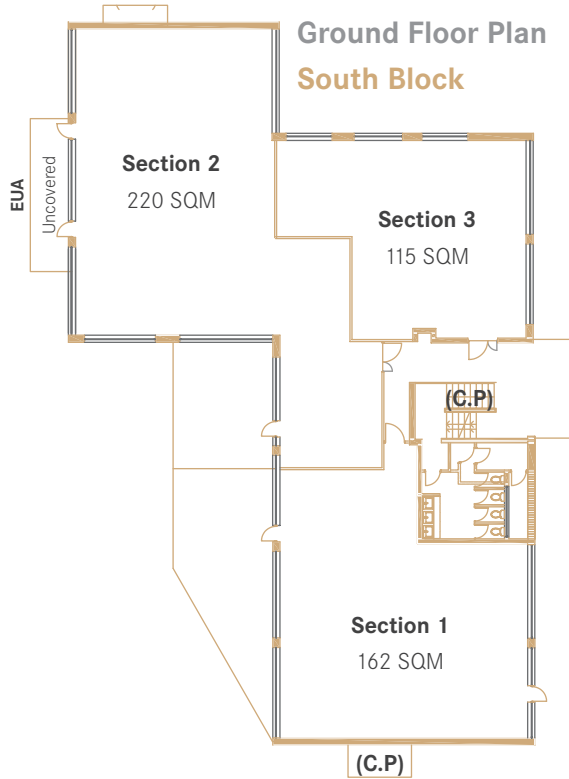
site plan



- The figure A B C D represents Portion 1 of Erf 651 Lone Hill Extension 9 Township
- The figure A a b c d represents a servitude of right of way vide diagram S.G No. A 5172/ 1989. Deed of Servitude.
- The line represents the greatest extent to which the external surface of the basement below floor level protrudes beyond the external surface of the building at ground floor level.
- The line - - - - - represents the greatest extent to which the external surface of building above ground floor level protrudes beyond the external surface of the building at ground at ground floor level.
- All measurements are given in metres.



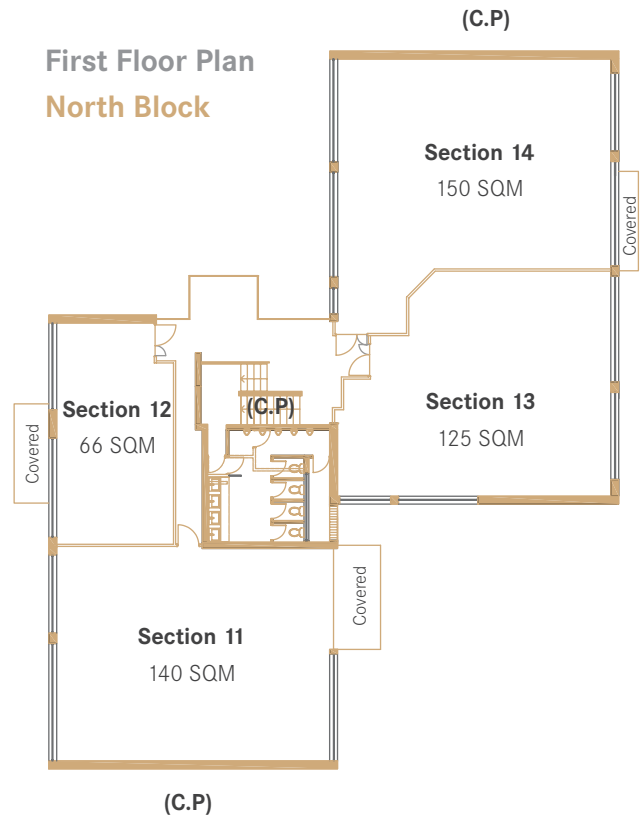
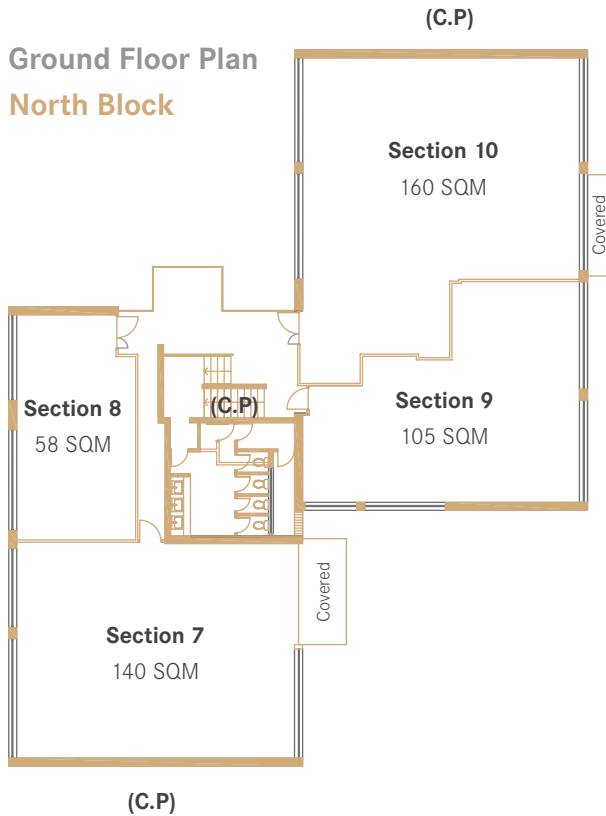
south block floor plans



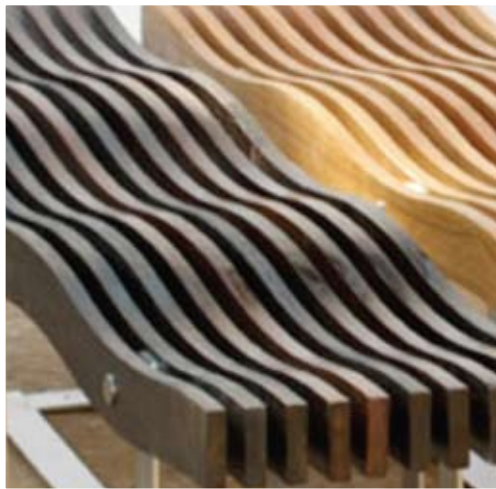
True North

- SQM = Square Metre
- (C.P) denotes common property
- Areas may change once final measurements are completed.

north block floor plans



- SQM = Square Metre
- (C.P) denotes common property
- Areas may change once final measurements are completed.



Interior & External upgrades

An upgrade and refurbishment to the exterior and interior is planned, and will refresh and modernise the buildings. This neutral upgrade will include core area and bathroom refurbishments and other upgrades as listed below. The pictures herein are for look and feel only and will not necessarily be the final fittings used.



Approach

- New marmorean panel to existing sign wall with signage
- New marmorean wall with brushed aluminum signage

Exterior Lighting

- Change and upgrade external lighting

External Lobbies.

- New frame-less patch plate glass doors

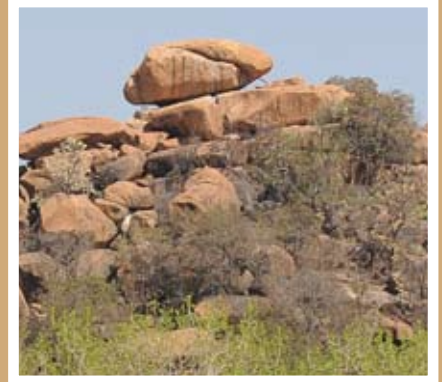
Interior Lobbies

- New signage panel
- New pendant lighting to double volume
- Marmorean feature wall
- Repaint balustrade
- Timber laminate inserts in between floor tiles

Additional upgrades

- Remove water feature & steel furniture, arrange new bench seating;
- Upgrade all toilets and common kitchen with new tiles, toilet, urinals and hand wash basins.





True North is an established and well-reputed property development company that is active in all sectors of the property market. The organisation was established in 1999 and is currently a medium sized privately owned Proprietary Limited company. True North is a fast moving, innovative, professional company that handles all aspects of development, from project conception, design, market research and planning, right through construction to the completion and delivery of the end product. Since inception it has completed multiple successful residential, commercial and industrial developments ranging in value from R10 million to R300 million.

truenorth
developments

t 086 100 0512 f 086 568 2501

PO Box 10429, Fourways Crossing, 2055

1st Floor Block 4, Whitehill Junxion, 10 Whitehill Close, Lonehill Ext 88

www.tnd.co.za