



VICTORIA SUITES



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True North Developments (Pty) Ltd are developing a sectional title office suites situated in Montrose Village, Victoria Country Club Estate, Pietermaritzburg.

Montrose Village is a mixed use precinct within the Victoria Country Club Estate comprising of 28 Business stands, free standing residential stands and apartment buildings.

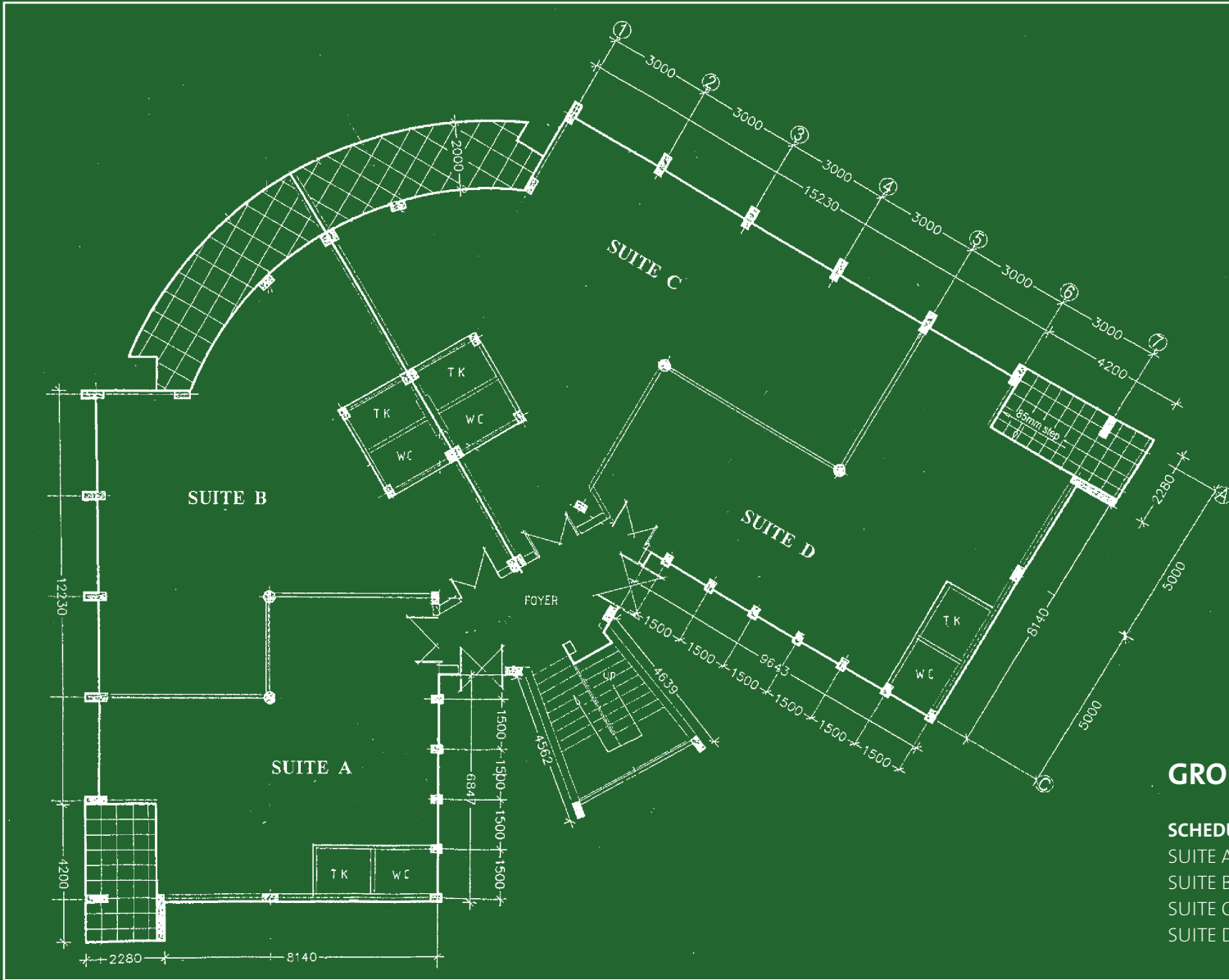
With spectacular views across Pietermaritzburg's entire northern suburb area, and easy access to the Cascades business district and shopping area, Montrose Park really is the answer for a range of needs; from young professionals to the more mature buyer. The blue chip service sector tenants already committed to the office park is guaranteed to ensure that this village attains a particularly important and valuable status in the community.

Victoria Suites consist of 8 units ranging in size from 79 m<sup>2</sup> to 129 m<sup>2</sup>. Larger space requirements can be achieved by linking two or more units and then designed to purchaser's requirements.

The suites are ideal for small business owners and professional service firms to operate from and offer a sound investment and viable alternative from paying rent. From an investor's perspective, commercial property rents are still in an upward trend and these suites allow investors to access commercial rental streams for a reasonable capital outlay.

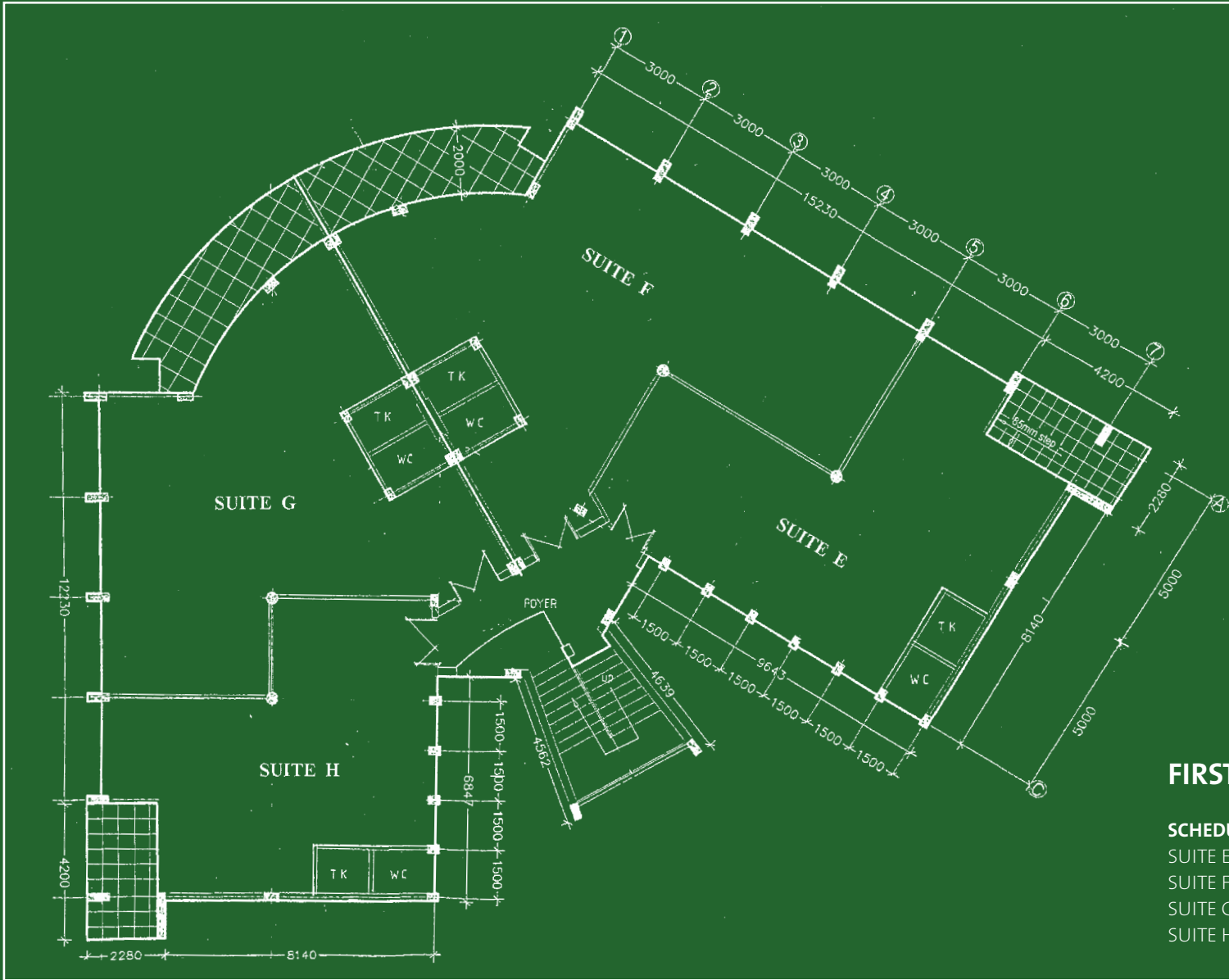
True North Developments (Pty) Ltd is a successful development company based in Johannesburg and have a track record of delivering a quality product. For more information on this exciting development please contact Bruce Bremner (083 645 1455) or Ryan Crossman (082 373 3117).





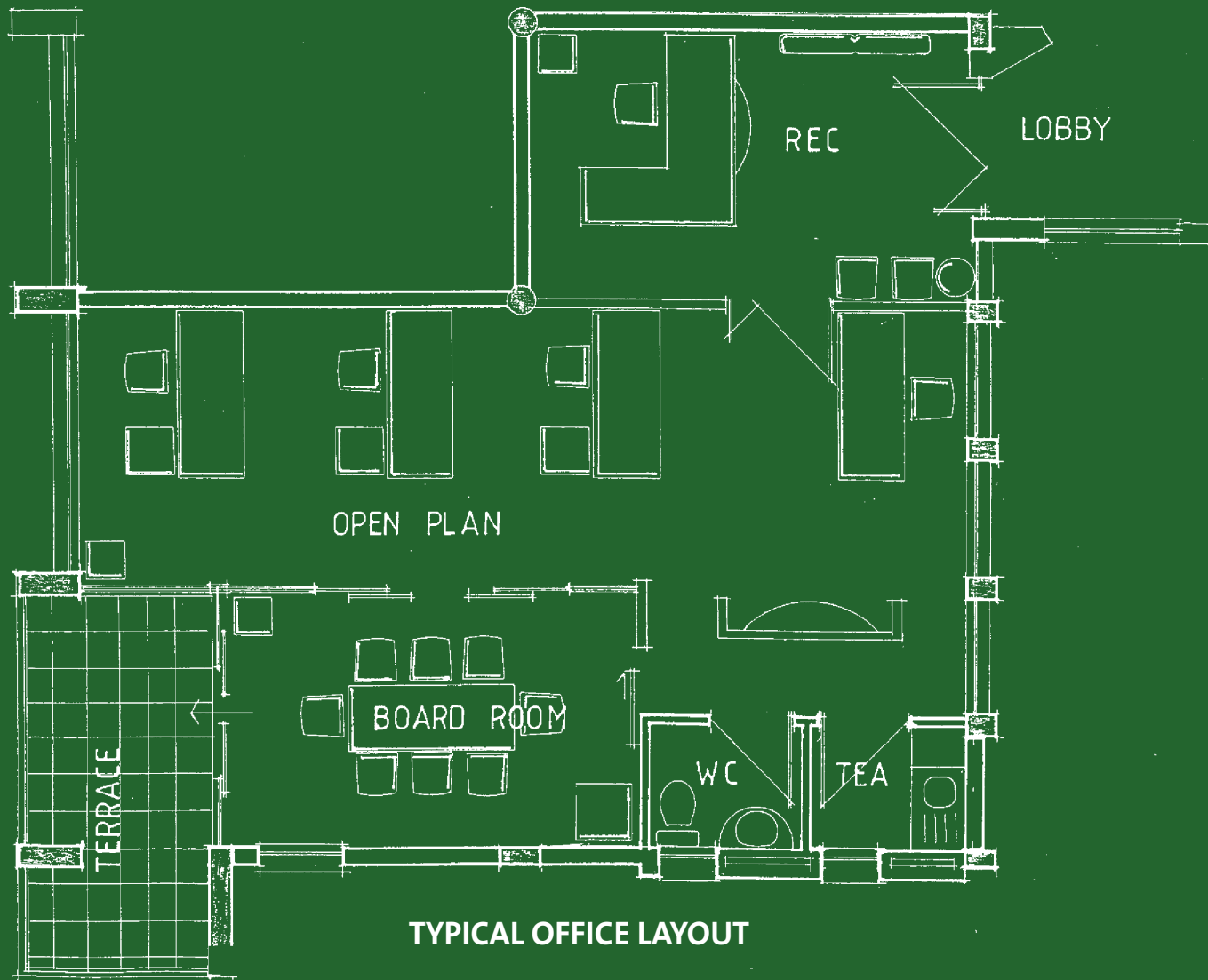
### GROUND FLOOR

- SCHEDULE OF AREAS:**  
SUITE A: 70,00 sq.m. + Terrace of 9,00 sq.m.  
SUITE B: 105,00 sq.m. + Terrace of 14,00 sq.m.  
SUITE C: 115,00 sq.m. + Terrace of 9,00 sq.m.  
SUITE D: 85,00 sq.m. + Terrace of 9,00 sq.m.



### FIRST FLOOR

- SCHEDULE OF AREAS:**  
SUITE E: 70,00 sq.m. + Terrace of 9,00 sq.m.  
SUITE F: 105,00 sq.m. + Terrace of 14,00 sq.m.  
SUITE G: 115,00 sq.m. + Terrace of 14,00 sq.m.  
SUITE H: 85,00 sq.m. + Terrace of 9,00 sq.m.



OPEN PLAN

BOARD ROOM

WC

TEA

TERRACE

REC

LOBBY

TYPICAL OFFICE LAYOUT



## SCHEDULE AND SPECIFICATIONS

### GENERAL

All construction will be in accordance with Local Authority building requirements and all structural elements will be designed and inspected by a structural engineer.

### ROOF

Brownbuilt or Superseal Chromadek profiled sheeting with bubblewrap insulation under.

### EXTERNAL WALLS

Brick with one coat plaster finished with one coat undercoat and two coats acrylic PVA. Colour to Architects specification.

### FLOORING

OFFICE - Carpet tiles as Belgotex Berber Point 650 or similar glued onto power floated concrete slab. Allowance R100 per m<sup>2</sup>  
COMMON AREAS/KITCHENS/ABLUTIONS - Ceramic tiles to Architects specification. Allowance R 100 per m<sup>2</sup>

### BALUSTRADES

Stainless Steel balustrades to stairs and terraces

### INTERNAL CEILINGS

1200 by 600 exposed T drop in ceiling tiles

### DOORS

COMMON AREA AND ENTRANCE DOORS - Epoxy coated aluminium/glass doors  
KITCHEN AND ABLUTION DOORS - Commercial veneered hollow core doors

### KITCHENS

Built in unit with sink and worktop  
High level storage cupboard  
Communal solar heated geyser to supply hot water to kitchens and ablutions

### ABLUTIONS

White glazed sanitary ware with hand wash basin on a pedestal  
Mirror, toilet roll holder and towel rail supplied

### SKIRTING

3 Compartment power skirting with 12 plug points per unit  
Balance to be Aluminium skirting

### AIRCONDITIONING

Air conditioning allowance to be R 22 000.00 per unit

### SUN CONTROL DEVICES

External fixed Aluminium louvres

### PARKING AREA

Tarmac surface with steel carports covered with grey shade cloth to VCCE specifications

### SIGNAGE

One general signage plinth provided. Unit owners responsible for individual company detail thereon to VCCE specifications

### LANDSCAPING

The landscaping will be done in such a manner as to maximise the area for planting and greenery. All planting will be done in indigenous plants and trees in order to preserve the feel of the natural environment.

### EXCLUSIONS

Internal partitions  
Blinds/Curtains  
Telkom connections - provision for cabling will be provided



**TRUE NORTH**  
DEVELOPMENTS

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