



39A

on

Kingfisher Drive

Prime Office Development

*A timeless Fourways Office Development
in a tranquil setting*

39A Kingfisher Drive is 2- storey A-grade office development situated within close proximity to the busy Fourways node.

Nestled across from Kingfisher Park this development is close to the Monte Casino complex, Fourways Mall, Cedar Square, Fourways High School and various other shopping centres and business areas.

Access to the N1 from William Nicol Drive is readily accessible.



Quick access to major centers

Kingfisher Drive connects the development via multiple routes to William Nicol Drive and Witkoppen Road bypassing the busy Fourways intersection where these major routes cross. Fourways High School is within easy walking distance.

Sustainable solutions for discerning tenants

The building is designed to offer exciting space that balances access to a outstanding garden area and parking. A large proportion of the parking bays are covered.

Natural light and access to fresh air (all windows and doors open) whilst minimizing heat losses through the building envelope.

The buildings have been perfectly orientated to face North and the air conditioning system has been designed to ensure thermally comfortable indoor conditions.

The sustainable features of the building have resulted in significantly reduced operational costs.





39A on Kingfisher

*Security for
peace of mind*

39A Kingfisher Drive offers a safe, sustainable and upmarket office location.

Fourways Portion 1 of 208 (209)

Option 4

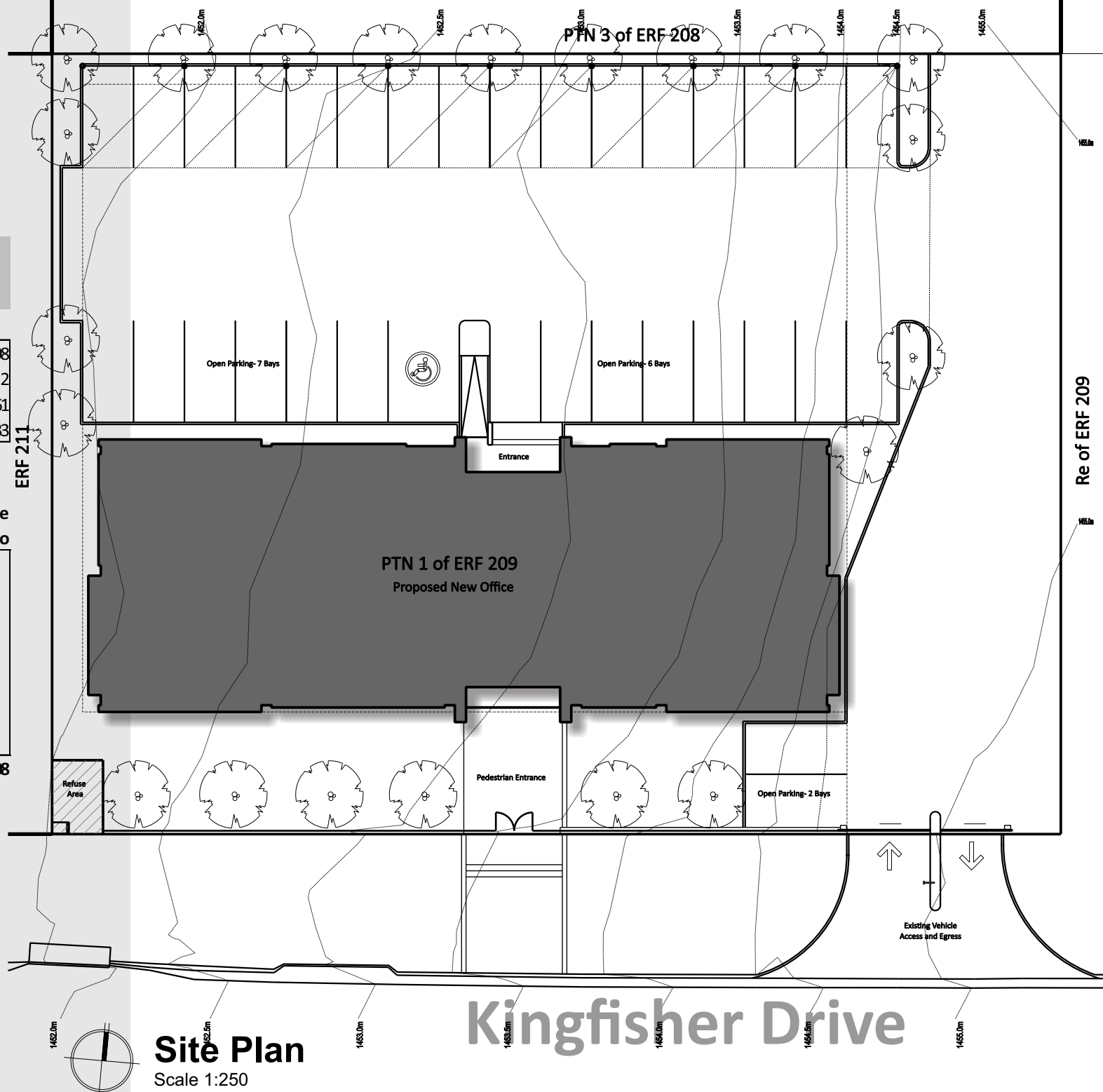
	Required
Site Area	1898
FAR	0.4 759.2
Coverage	?
Parking	4/100m ² 30.4

	Actual
Site Area	1898
FAR	0.40 757.2
Coverage	24.29% 461
Parking	33

Building Area

	GBA
Ground	466.8
First	437.7
	904.5

	Rent/Use	
FAR/Use	GLA	Ratio
219.0	236.8	
159.6	172.6	
219.0	236.8	
159.6	172.6	
757.2	818.7	1.08



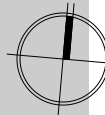
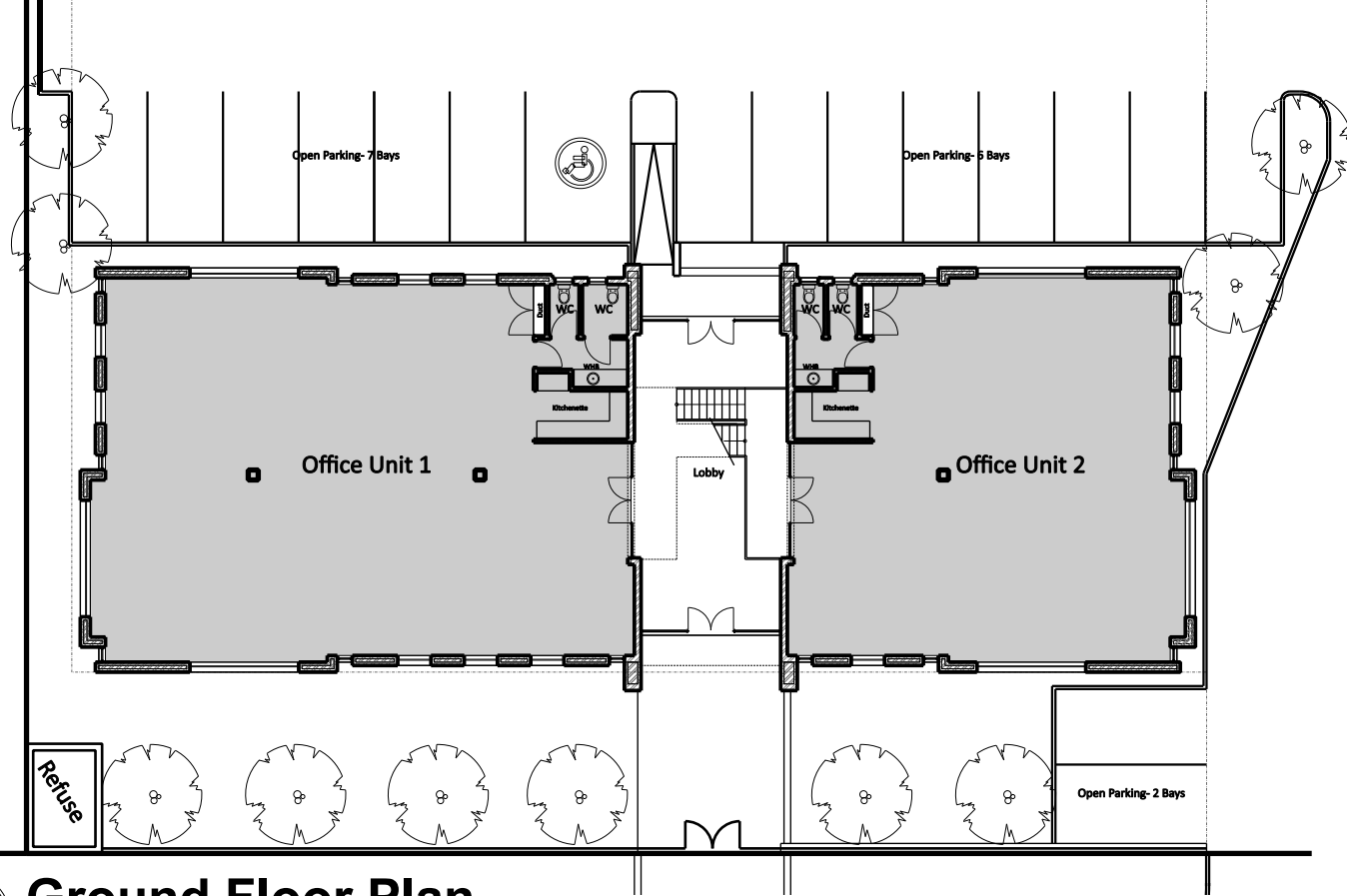
Site Plan
Scale 1:250

Kingfisher Drive

Re of ERF 209

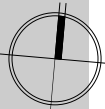
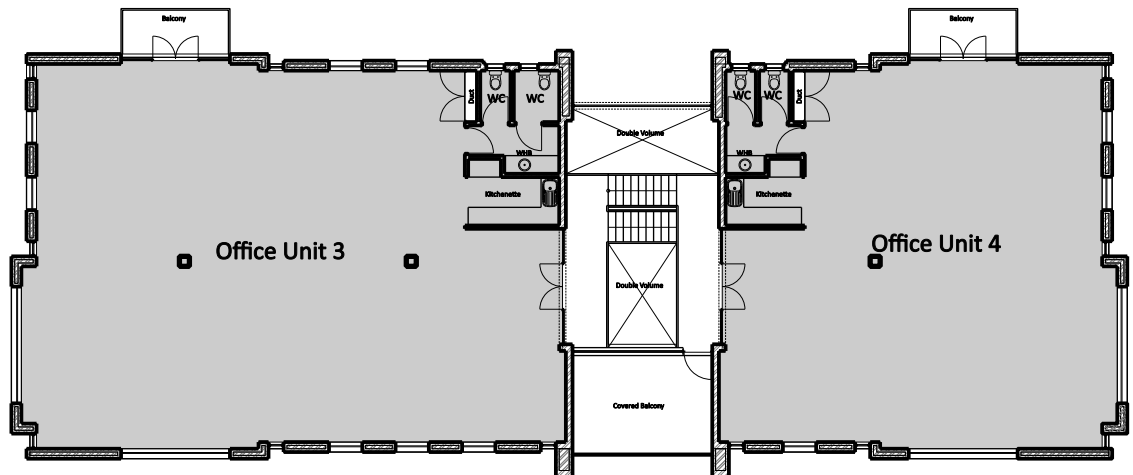
Flexibility to meet entrepreneurial business needs

39A Kingfisher Drive offers stand-alone office suites each with their own kitchens and bathrooms, efficient layouts can be obtained due to the square shapes of the units presenting the flexibility to accommodate small to medium sized companies with the potential to expand.



Ground Floor Plan

Scale 1:250



First Floor Plan

Scale 1:250

Key features

- 2-storey A-grade office building in close proximity to the Fourways node (500 meters as the crow flies)
- Excellent visibility and point of presence
- Access to Kingfisher Park for recharging and having space to think in an environmentally friendly setting
- Safe walking distance to Fourways and the William Nicol Gautrain bus stops
- Secure parking including covered parking.
- Magnificent views to the North from the first floor levels.
- Flexible floor plates catering to the specific needs of businesses





Location

- Walking distance to Fourways Gautrain bus station
- Flanked by leading BBE and entrepreneurial companies
- Easy walking distance to Fourways High School
- 5 minute drive from the N1
- 15 minute drive from Lanseria Airport
- Close to amenities





Quality Finishes



Contact

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