



edge
PROPERTIES

20-22 SOMERSET ROAD, GREEN POINT



NIN SOMERSET

22



22

22



22
SOMERSET











GROUND FLOOR
GROUND FLOOR
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
FOURTH FLOOR
FIFTH FLOOR
ROOF

COMERSET

01

02

03

04

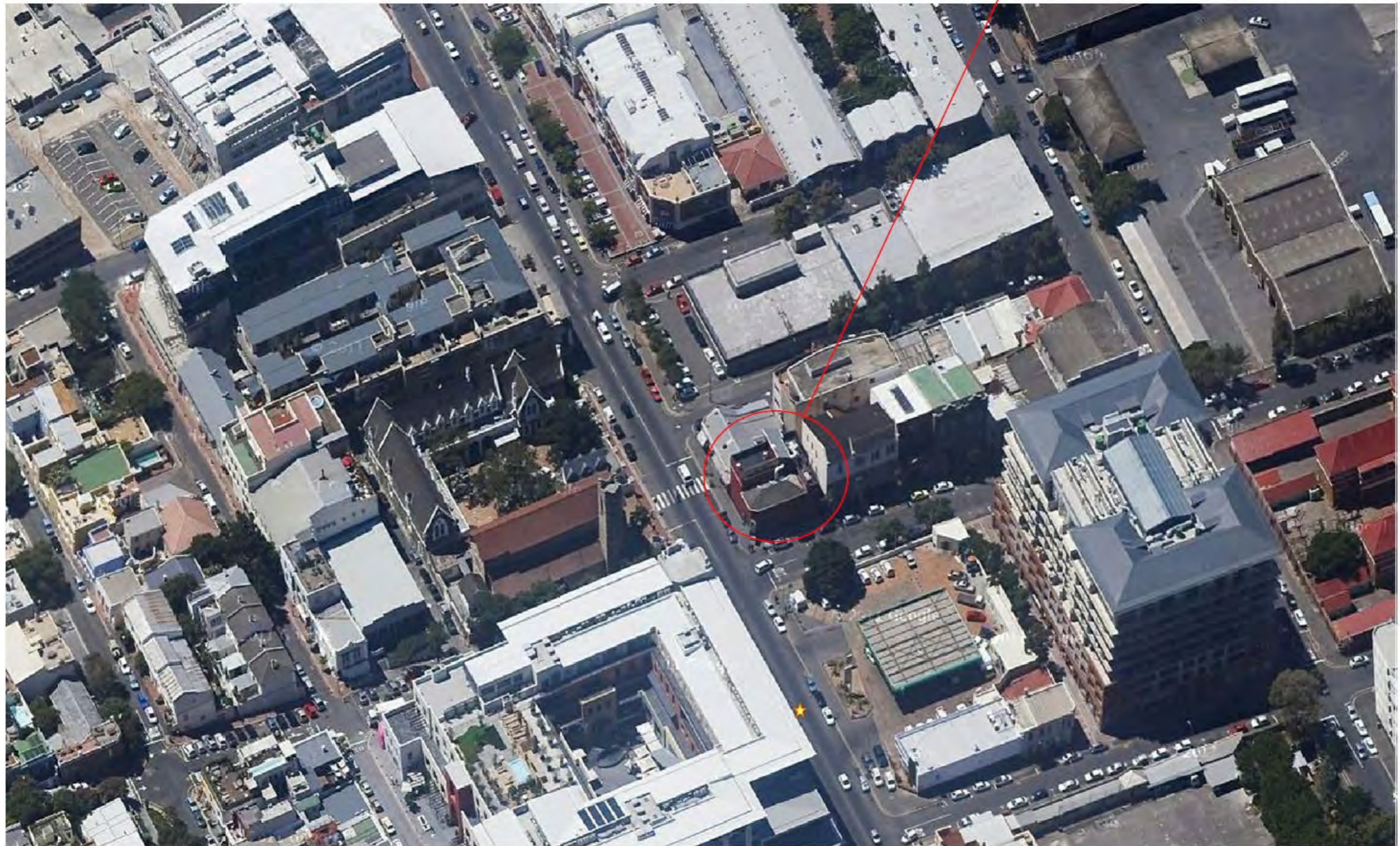
05

06



SITE PLAN

ERF 250 & 251 ERFAREAS COMBINED 248m²

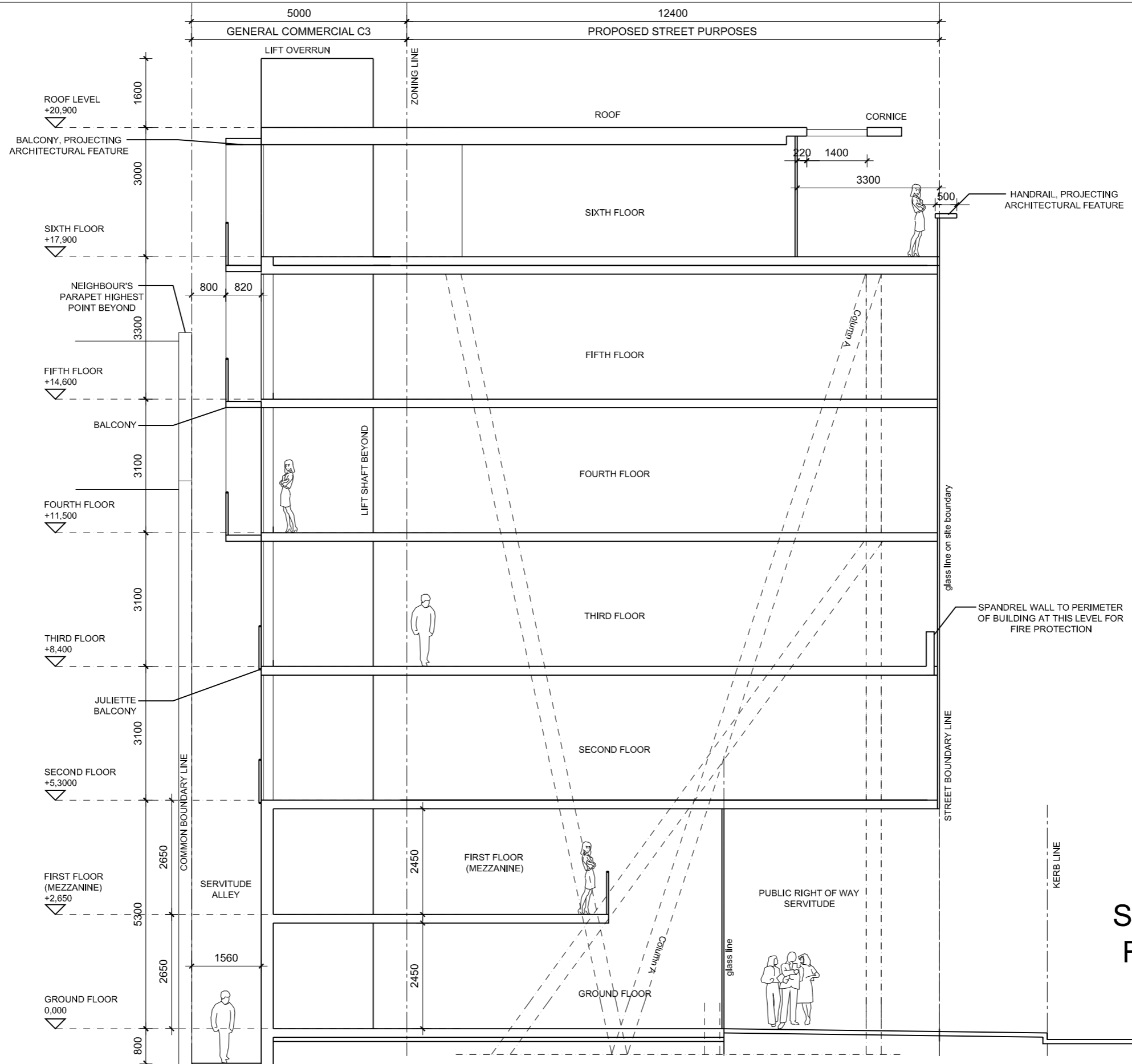


20-22 somerset road green point

The Cottage AT The Oval
1 Oakdale road
Newlands
7700

Tel : 021 672 2140
Fax: 021 672 2145

www.edgeprop.co.za



SOMERSET ROAD



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**BONA DEI ARCHITECTS
CONCEPTWORKS**
37 DEAN STREET NEWLANDS 7700 CAPE TOWN
TEL 021 6867318 FAX 021 6862530 info@bonadei.co.za

PROJECT NAME
ERF 174195 (CONSISTING OF ERF 250 & ERF 251) GREENPOINT

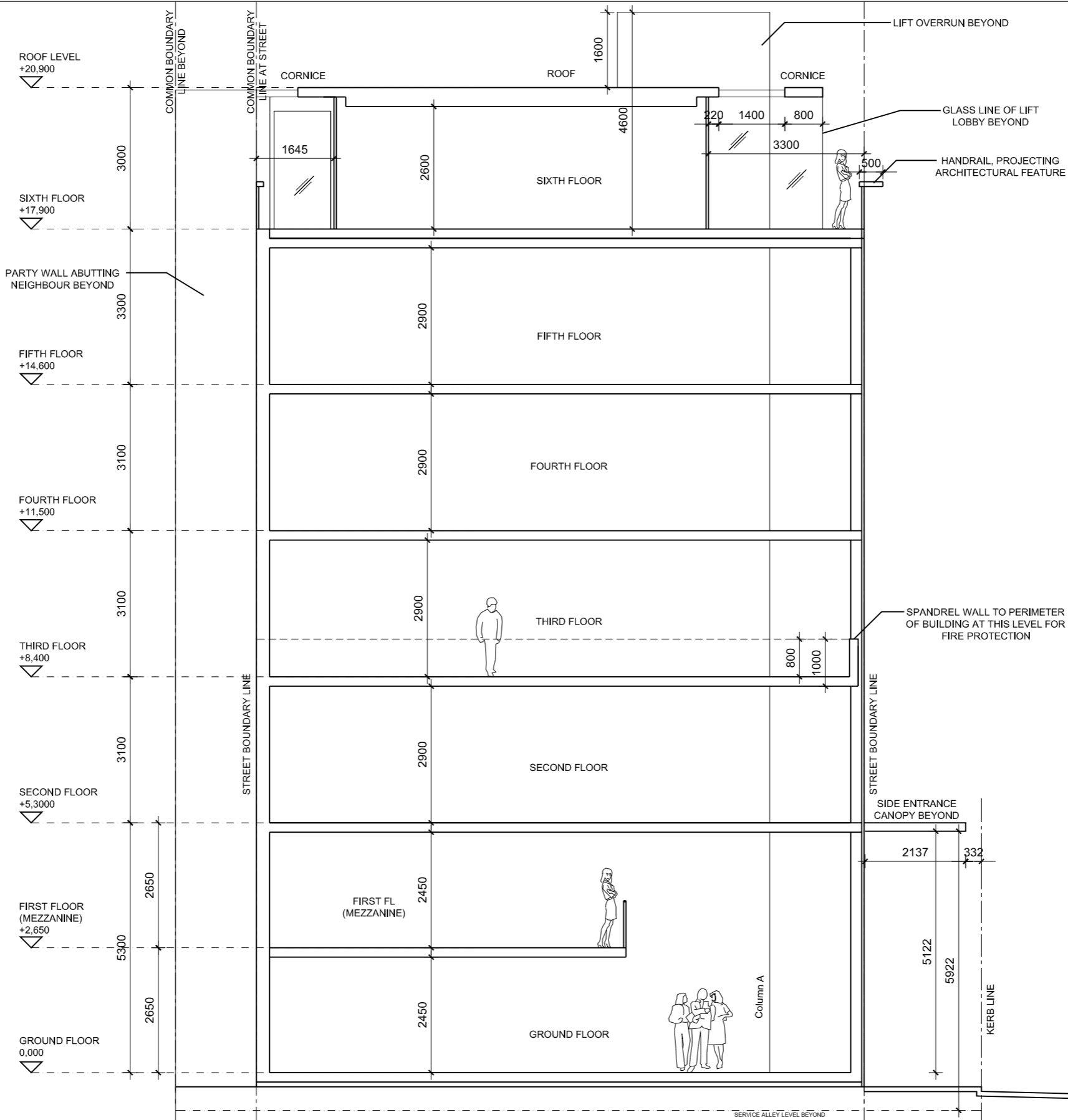
CLIENT
EDGE PROPERTIES

DRAWING TITLE
SCHEMATIC SECTION

NORTH	SCALE	DWG SIZE	STAGE
	1:100	A3	1,2
DRAWN	CHECKED	DWG DATE	PLOT DATE
MB/CB	MB	2012.07.13	2012.07.27
BAC PROJECT NO	DWG NO	REVISION	
1201	0018	g	

REV	DATE	AMENDMENT

SIGNATURES	OWNER/APPLICANT	ARCHITECT



NAPIER STREET

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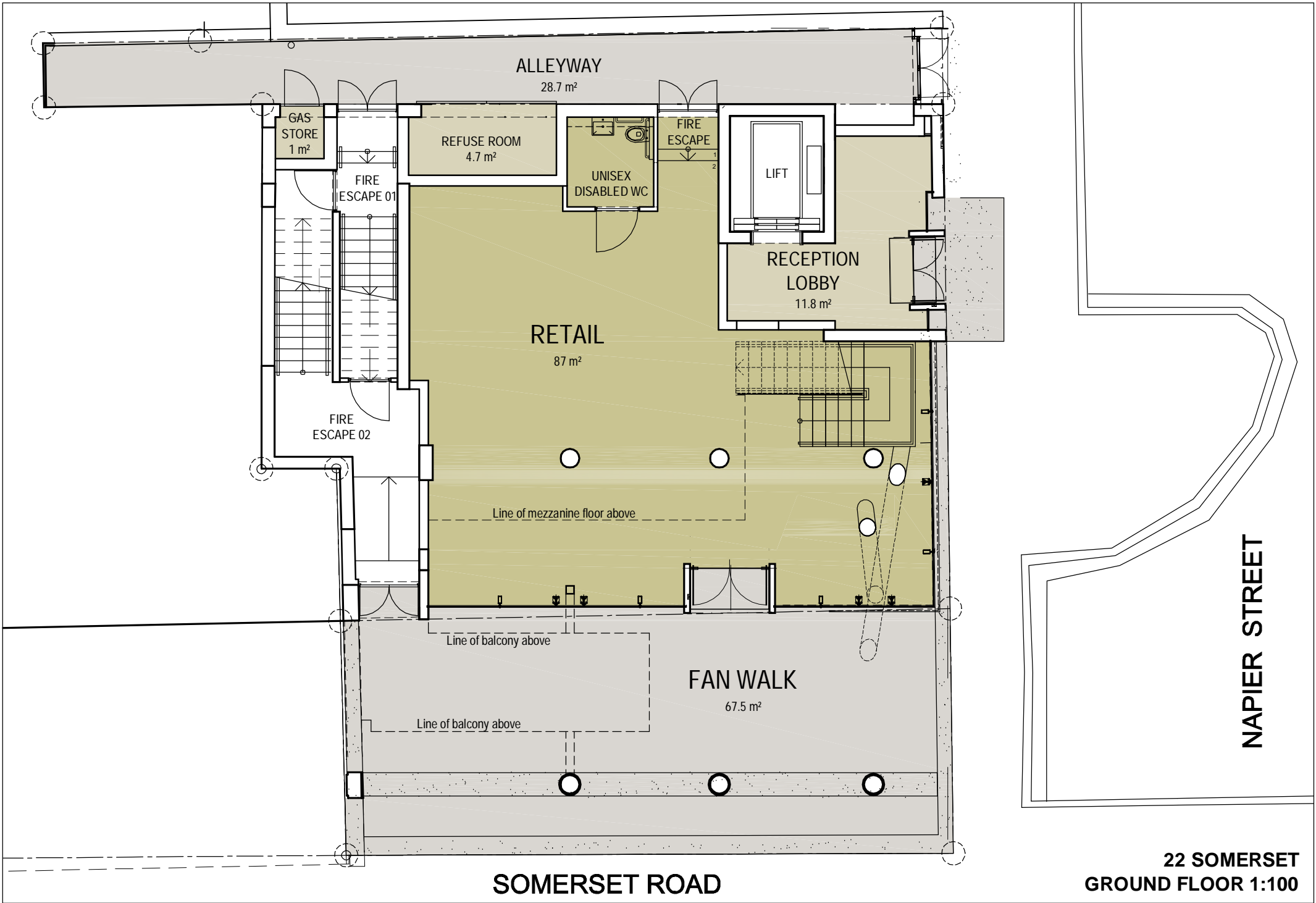
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ALLEYWAY
28.7 m²

GAS STORE
1 m²

REFUSE ROOM
4.7 m²

UNISEX
DISABLED WC

FIRE ESCAPE
1
2

LIFT

RECEPTION LOBBY
11.8 m²

FIRE ESCAPE 01

FIRE ESCAPE 02

RETAIL
87 m²

Line of mezzanine floor above

Line of balcony above

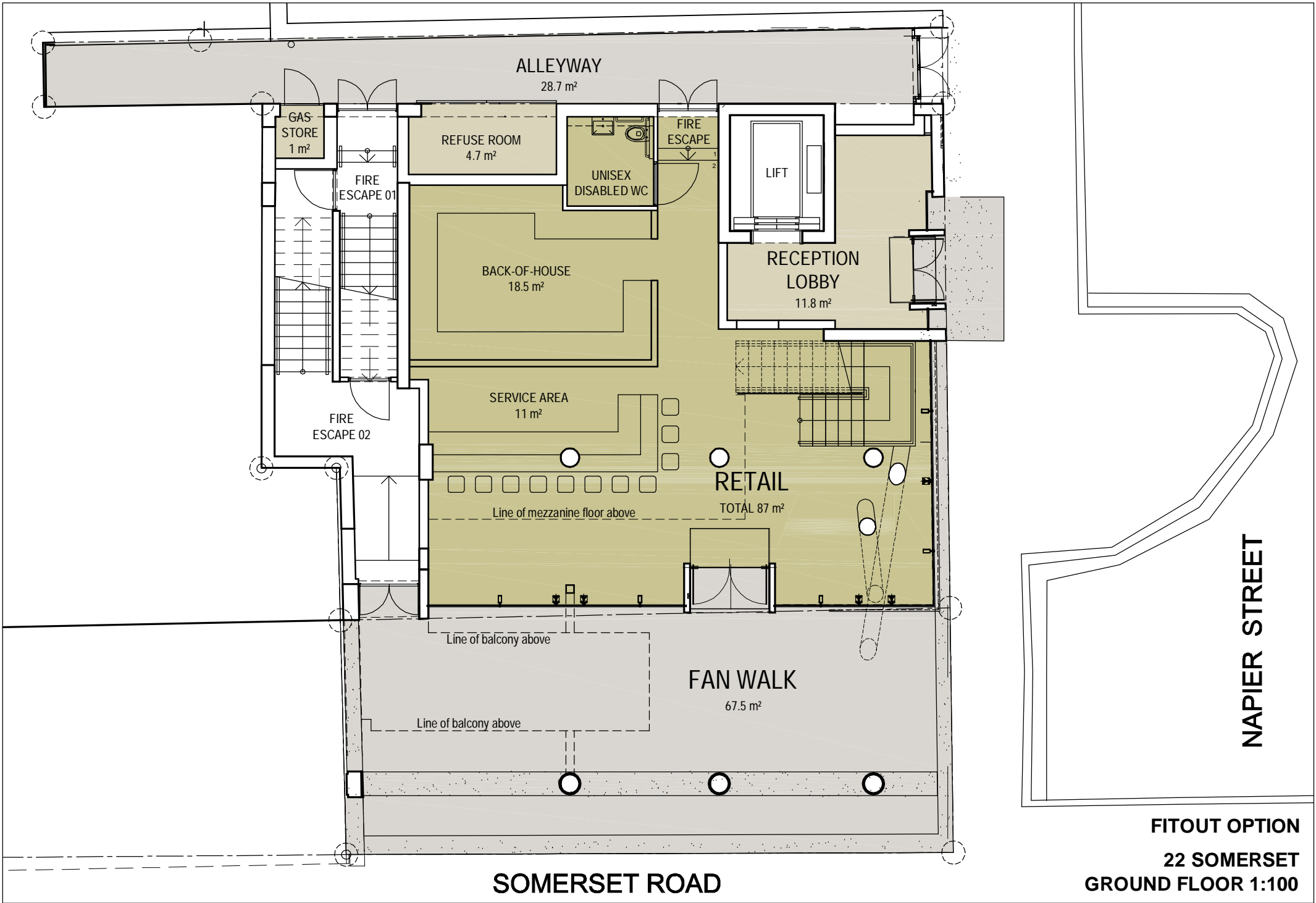
FAN WALK
67.5 m²

Line of balcony above

SOMERSET ROAD

NAPIER STREET

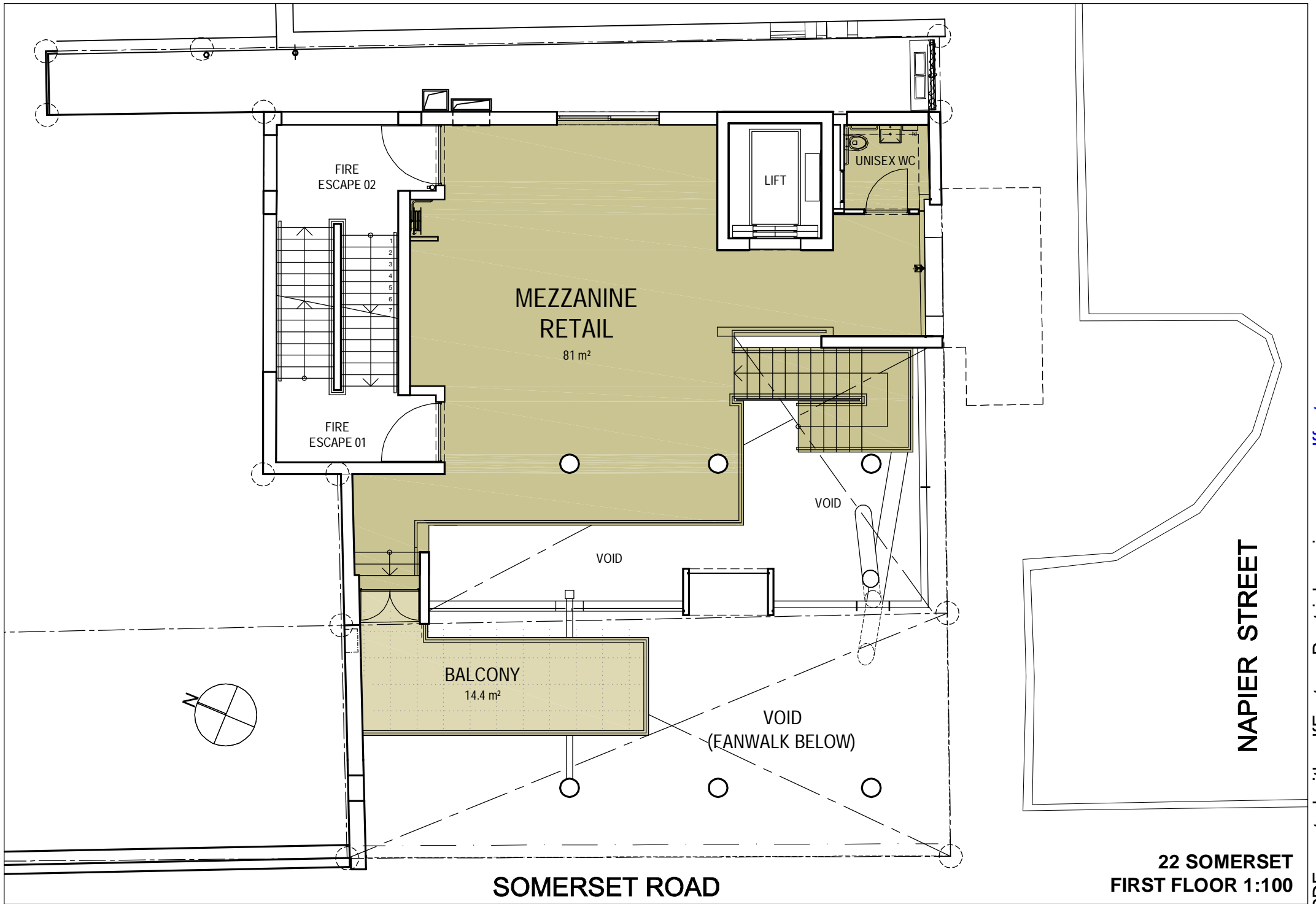
22 SOMERSET
GROUND FLOOR 1:100



NAPIER STREET

SOMERSET ROAD

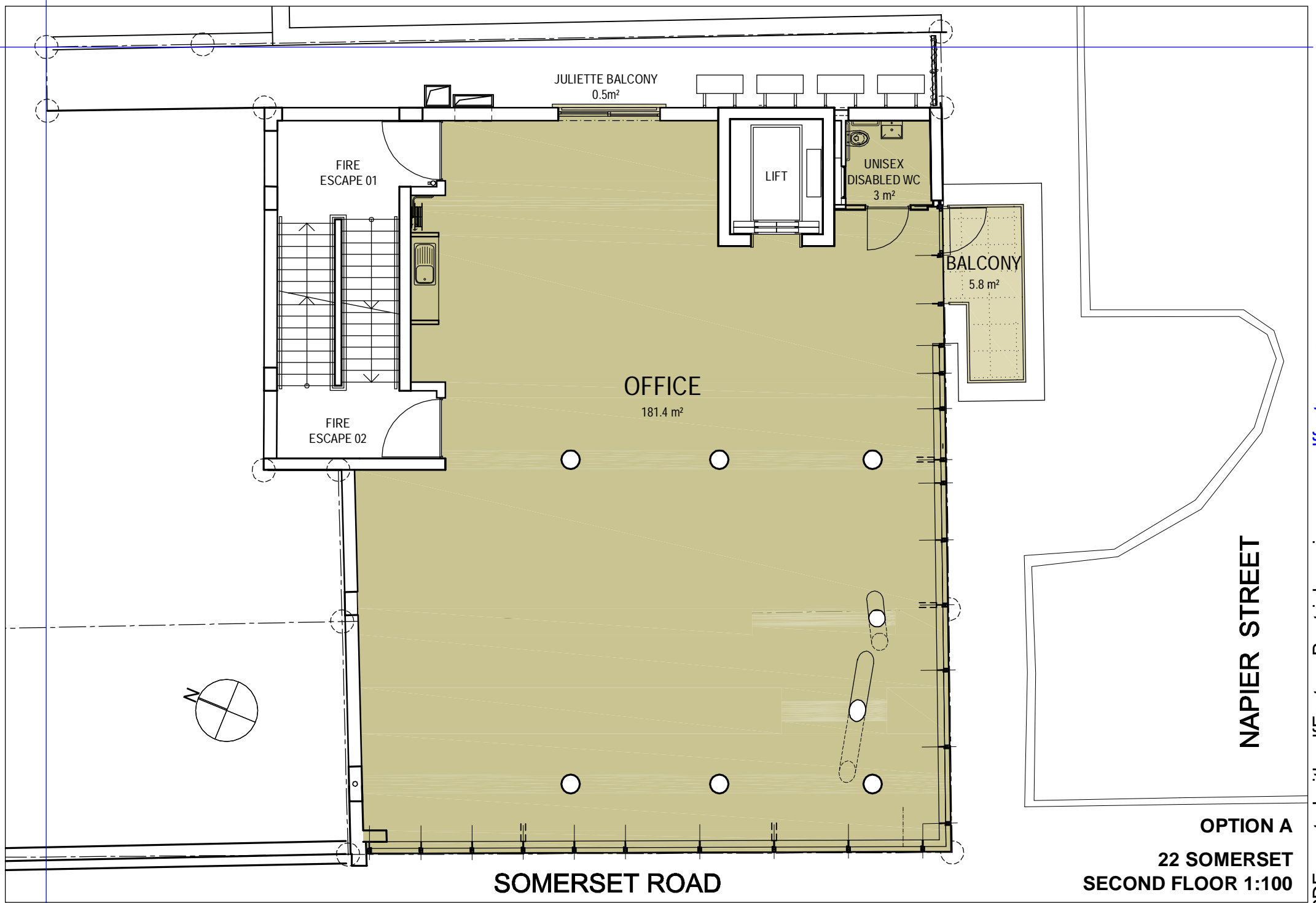
**FITOUT OPTION
22 SOMERSET
GROUND FLOOR 1:100**



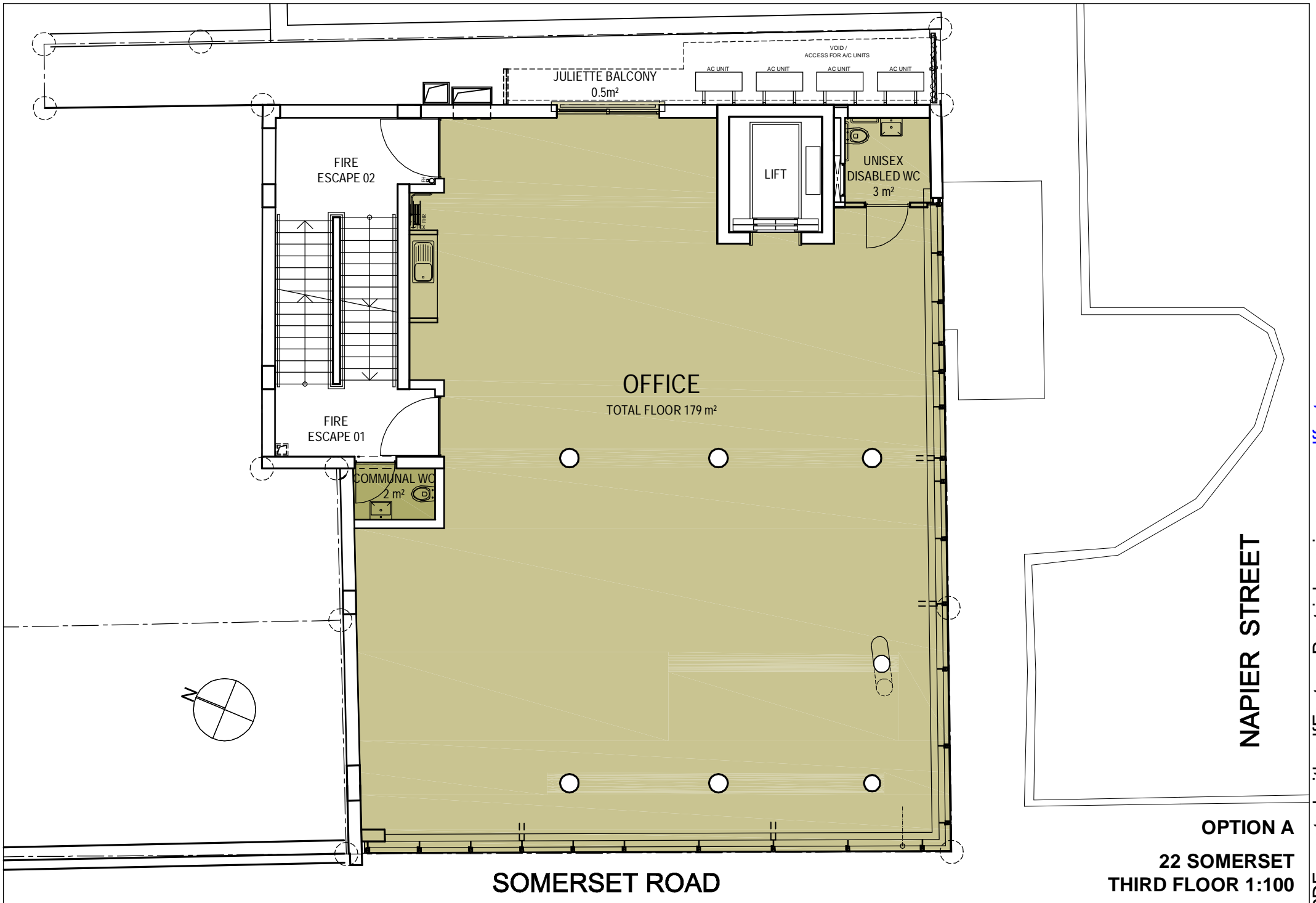
SOMERSET ROAD

NAPIER STREET

**22 SOMERSET
FIRST FLOOR 1:100**



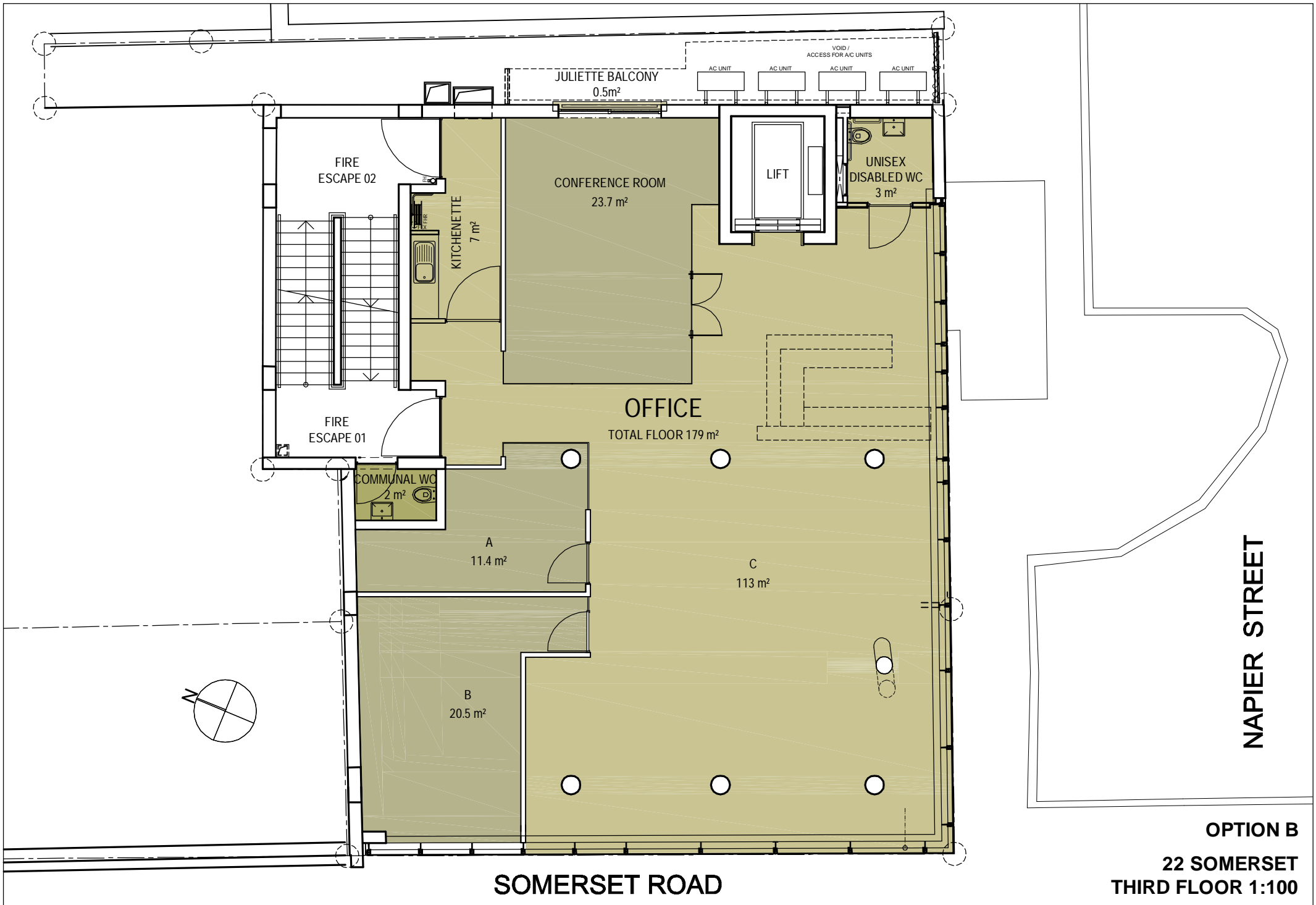
OPTION A
22 SOMERSET
SECOND FLOOR 1:100



SOMERSET ROAD

NAPIER STREET

OPTION A
22 SOMERSET
THIRD FLOOR 1:100

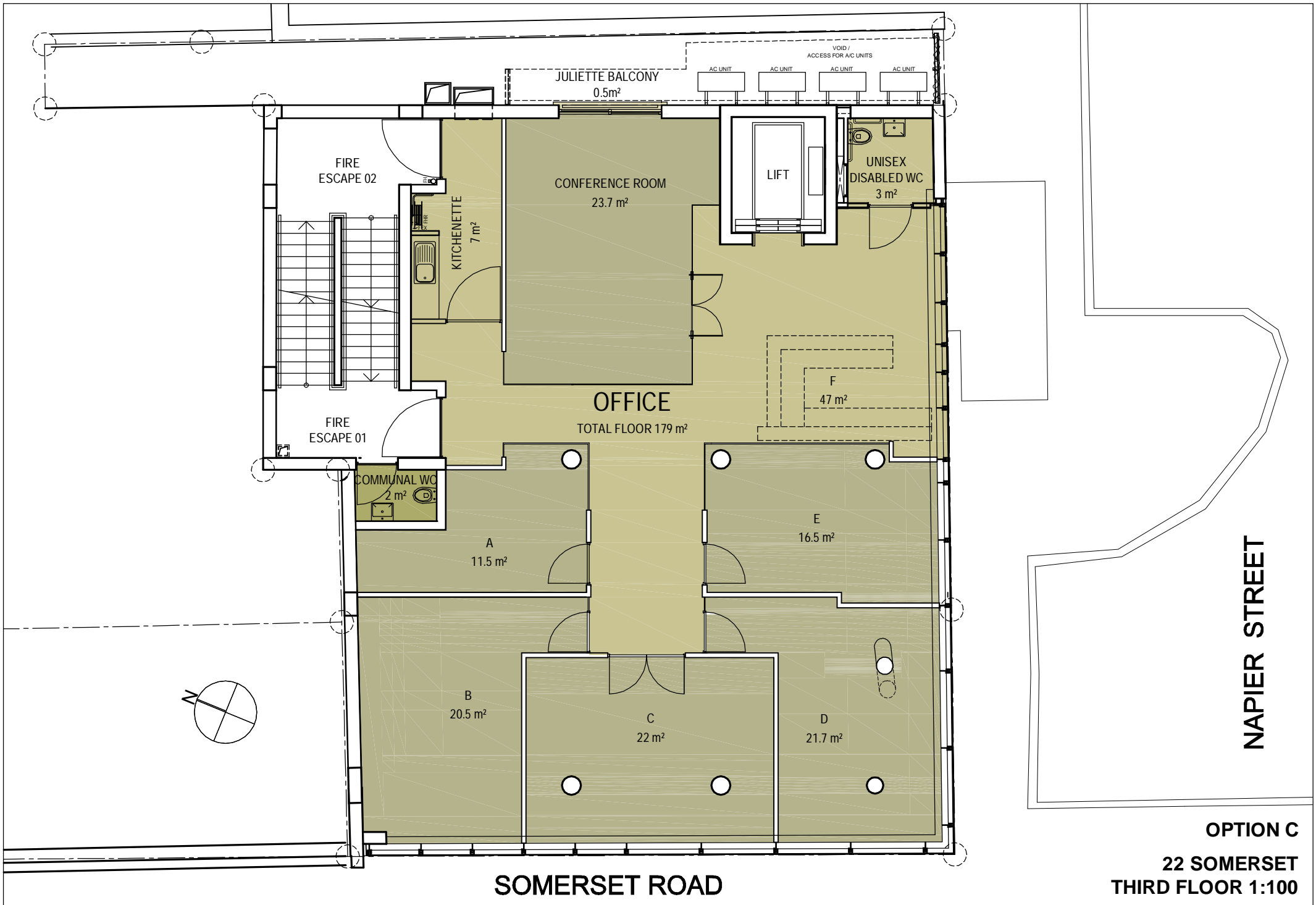


SOMERSET ROAD

NAPIER STREET

OPTION B

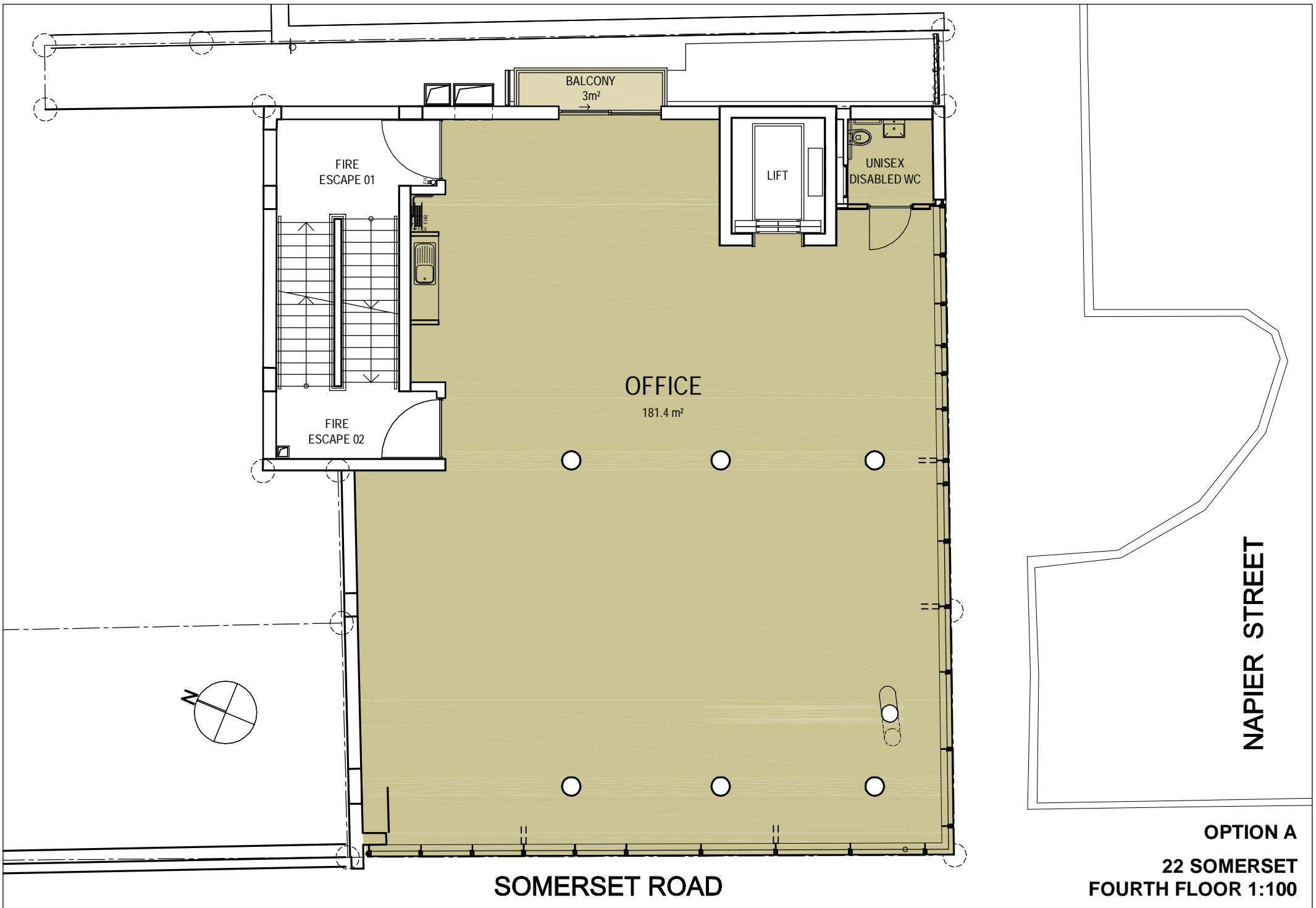
22 SOMERSET
THIRD FLOOR 1:100



SOMERSET ROAD

NAPIER STREET

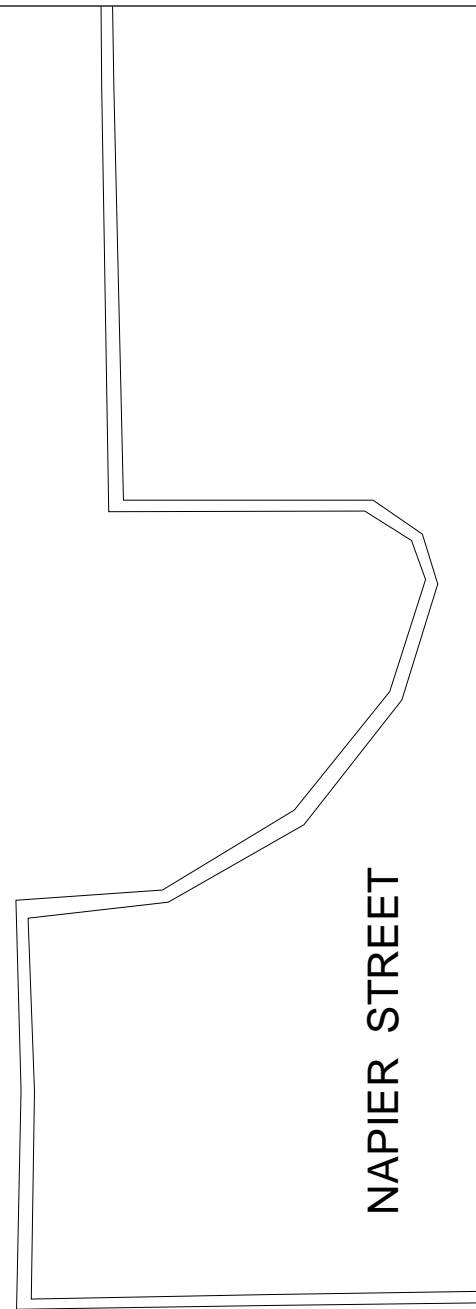
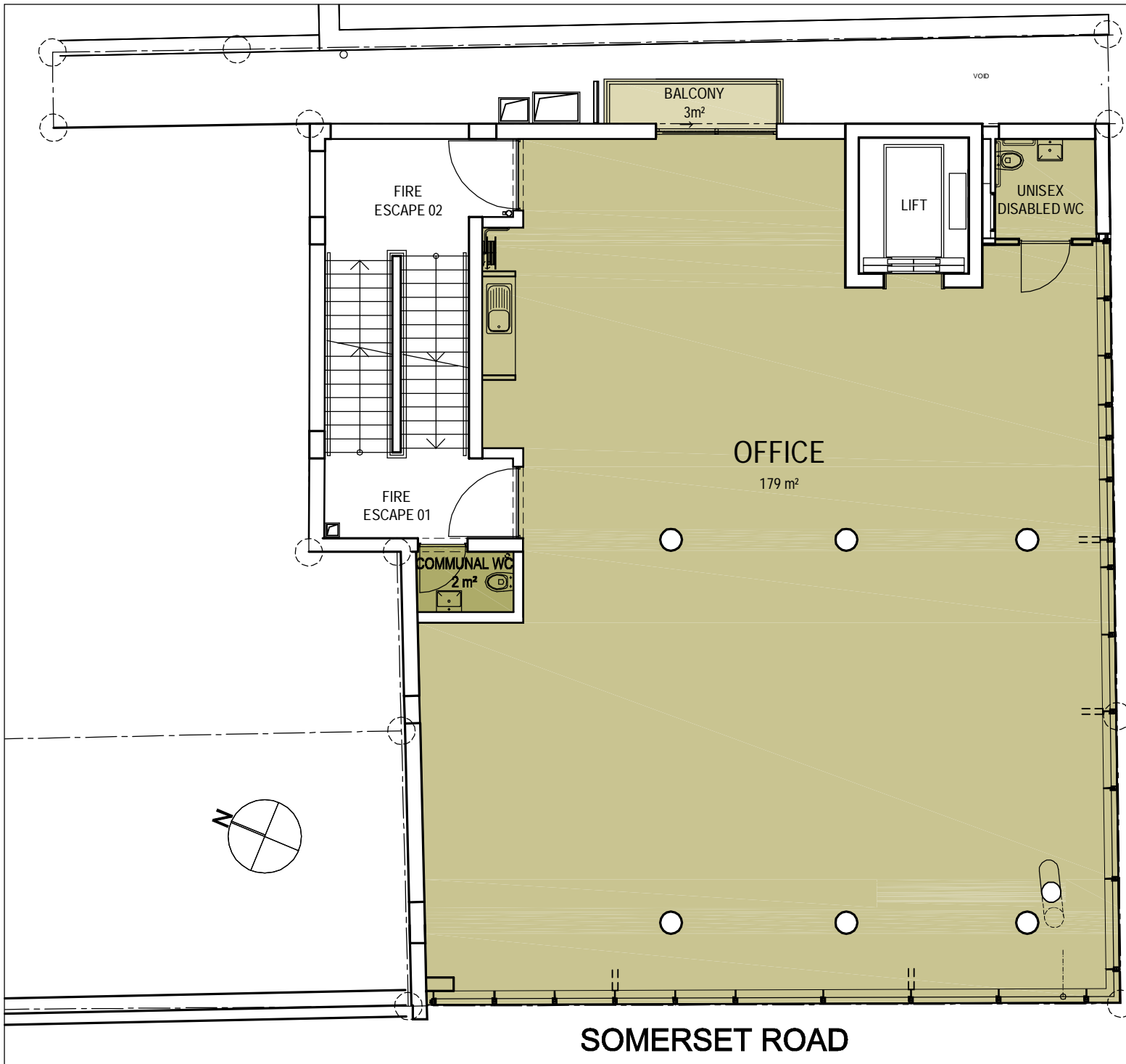
OPTION C
22 SOMERSET
THIRD FLOOR 1:100



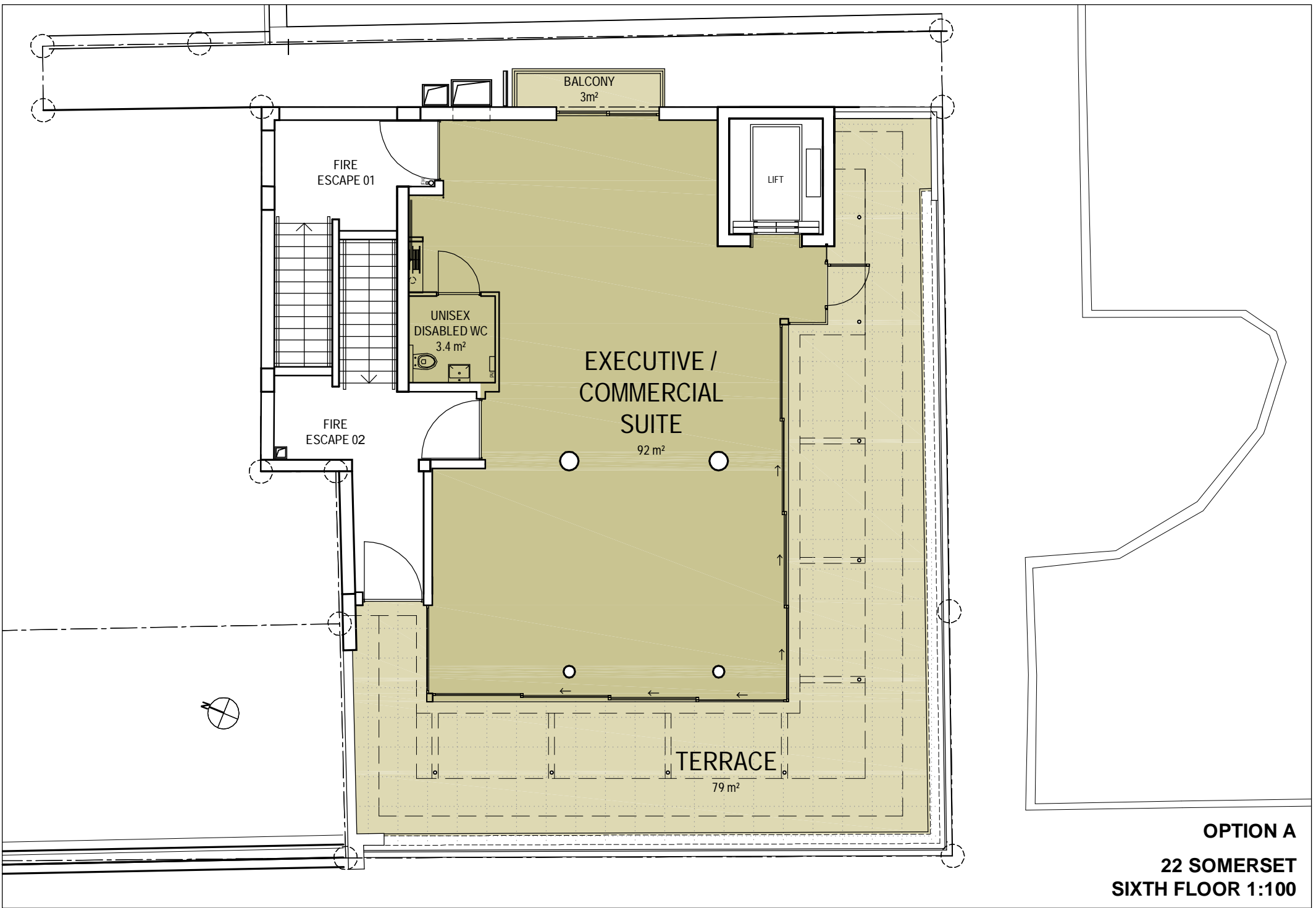
SOMERSET ROAD

NAPIER STREET

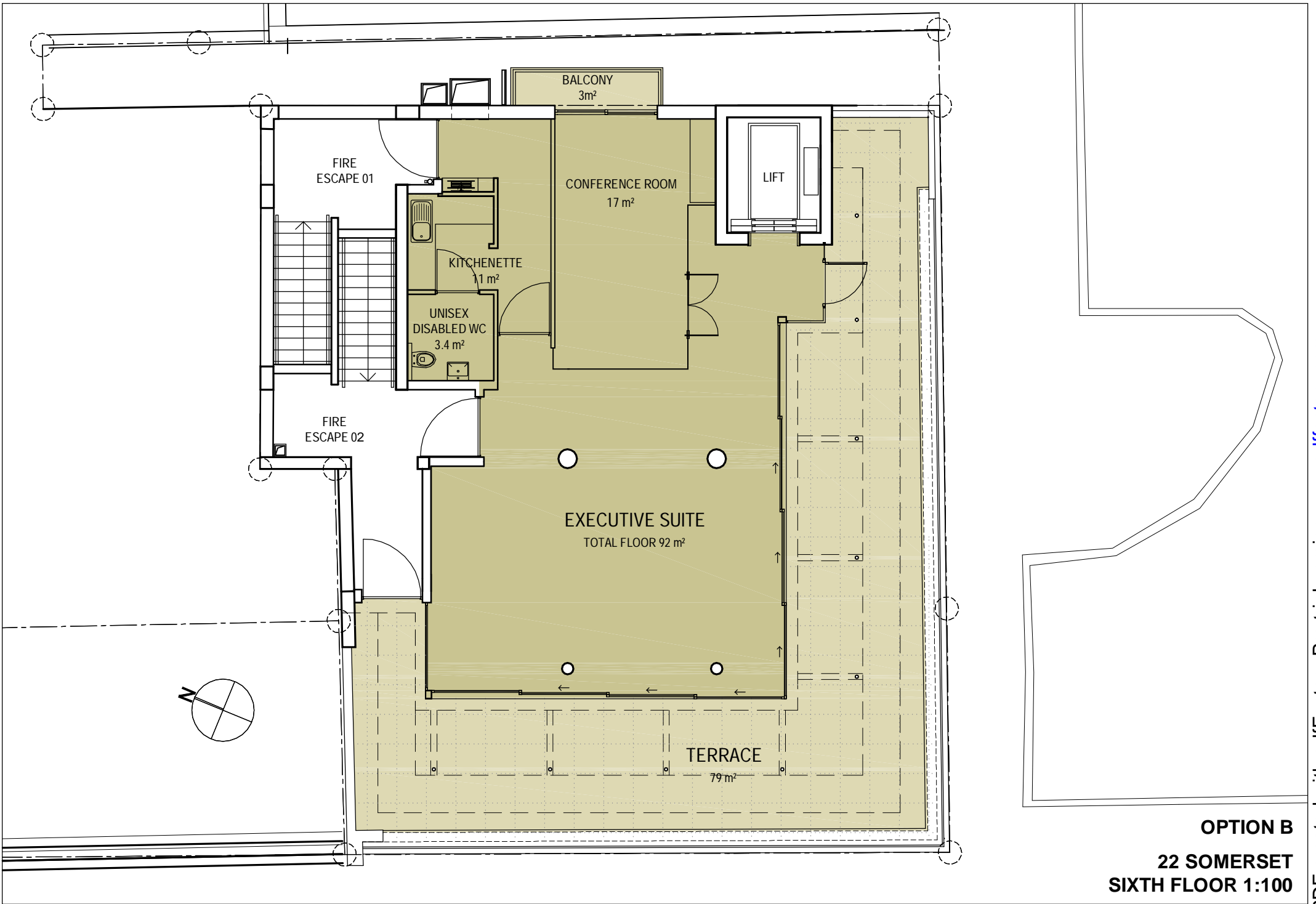
OPTION A
22 SOMERSET
FOURTH FLOOR 1:100



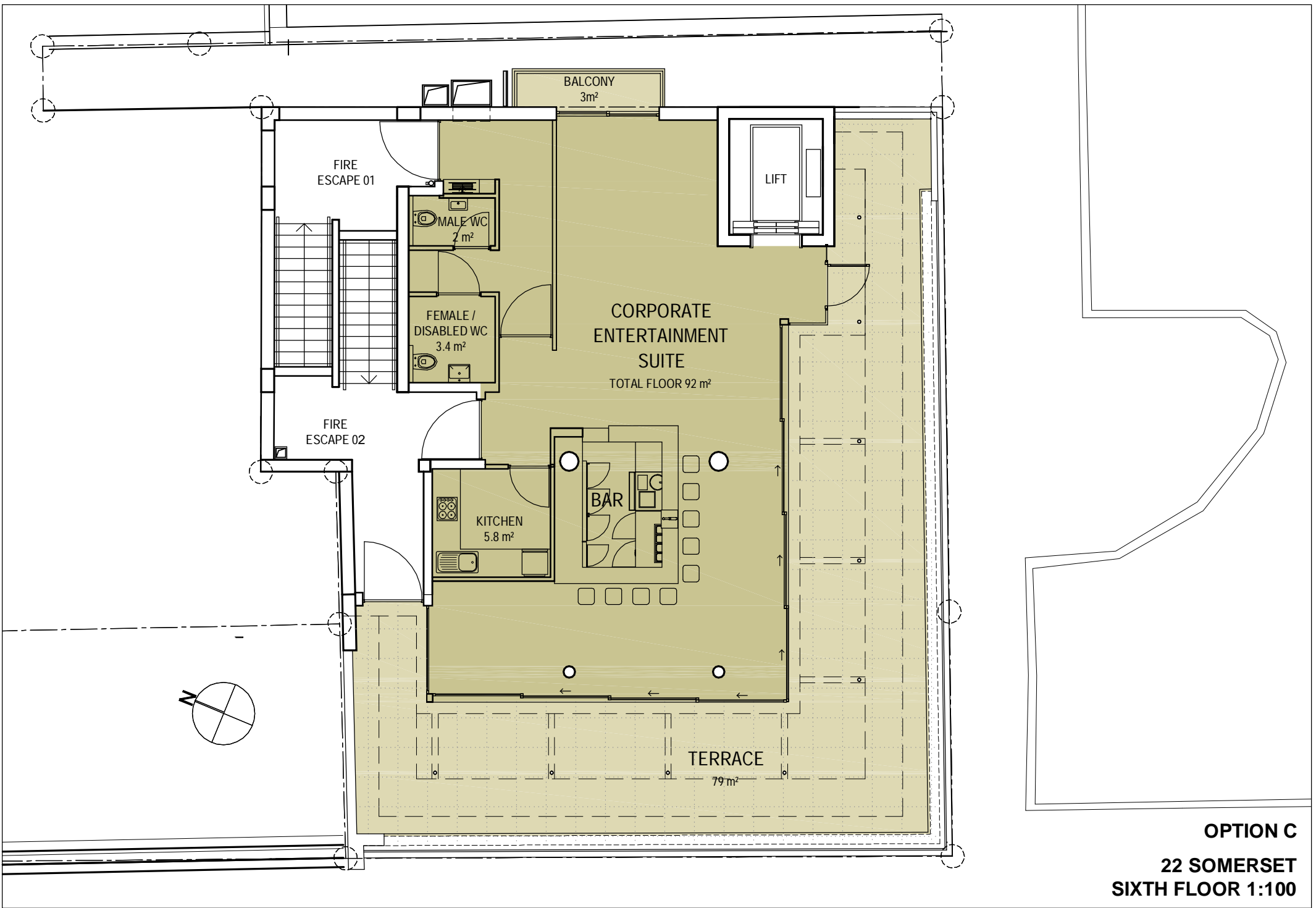
OPTION A
22 SOMERSET
FIFTH FLOOR 1:100



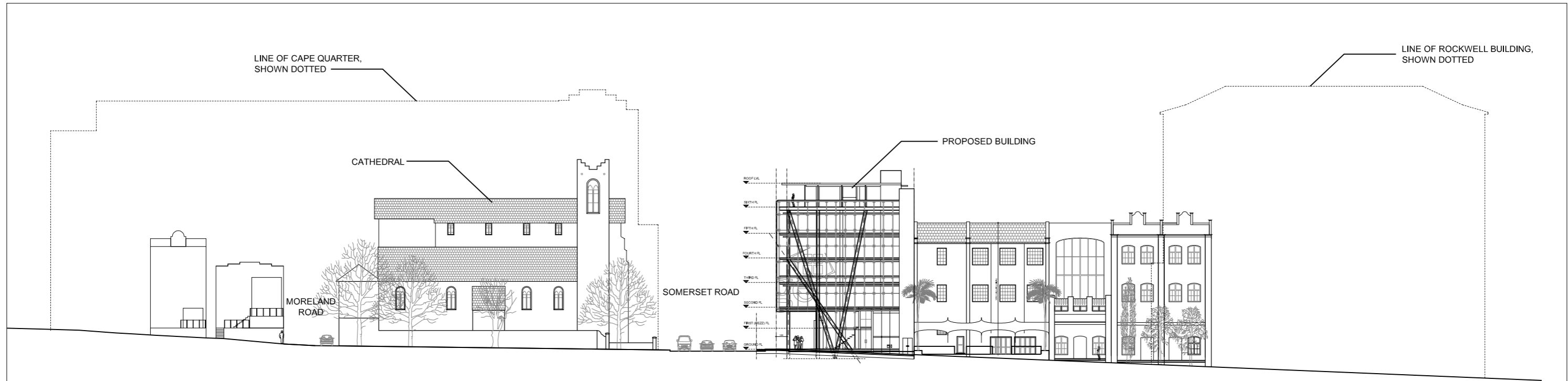
OPTION A
22 SOMERSET
SIXTH FLOOR 1:100



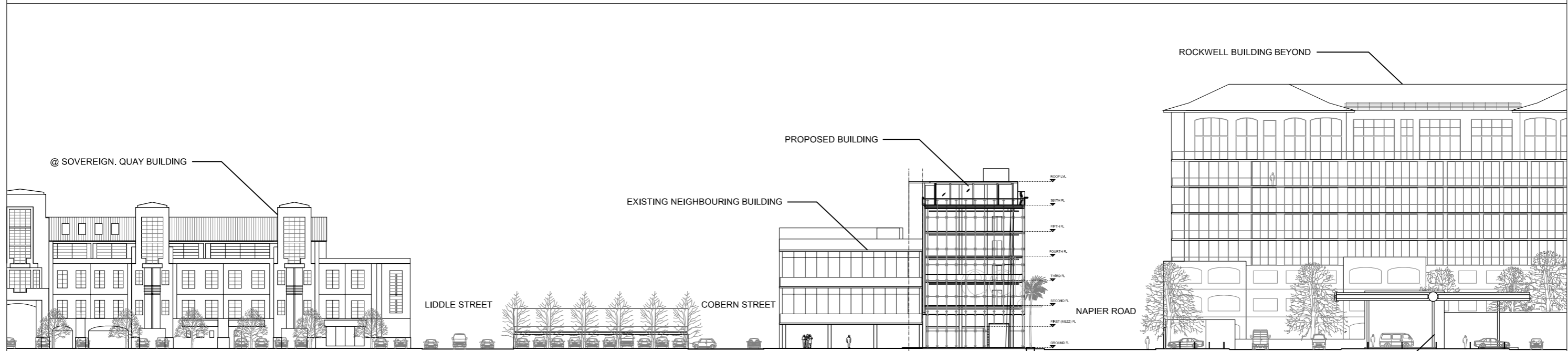
OPTION B
22 SOMERSET
SIXTH FLOOR 1:100



OPTION C
22 SOMERSET
SIXTH FLOOR 1:100



**CONTEXTUAL ELEVATIONS SHOWING PROPOSED BUILDING
(EAST VIEW FROM NAPIER STREET)**



**CONTEXTUAL ELEVATIONS SHOWING PROPOSED BUILDING
(SOUTH VIEW FROM SOMERSET ROAD)**

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37 DEAN STREET NEWLANDS 7700 CAPE TOWN
TEL 021 6867318 FAX 021 6862530 info@bonadei.co.za

SIGNATURES _____ OWNER/APPLICANT _____ ARCHITECT _____

PROJECT NAME
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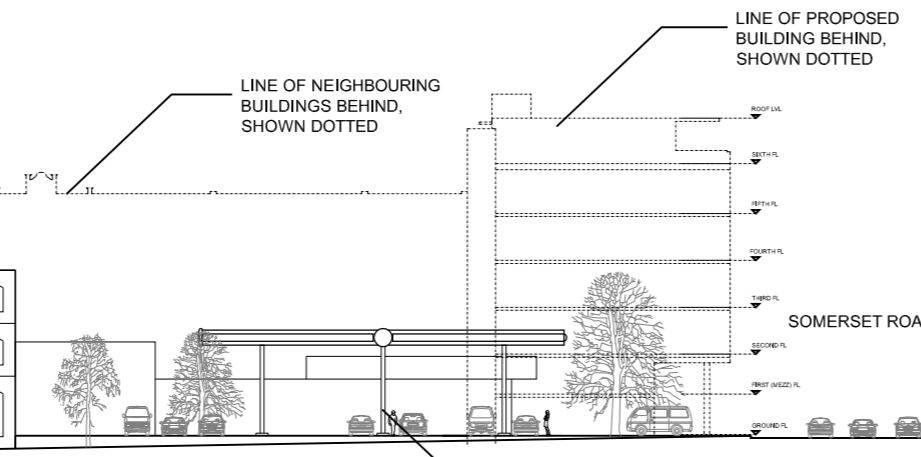
CLIENT
EDGE PROPERTIES

DRAWING TITLE
CONTEXTUAL ELEVATIONS - SHEET 1

NORTH 	SCALE 1:500	DWG SIZE A3	STAGE 1,2
DRAWN CB	CHECKED MB	DWG DATE 2012.07.13	PLOT DATE 2012.07.27
BAC PROJECT NO 1201	DWG NO 0030	REVISION g	



ROCKWELL BUILDING

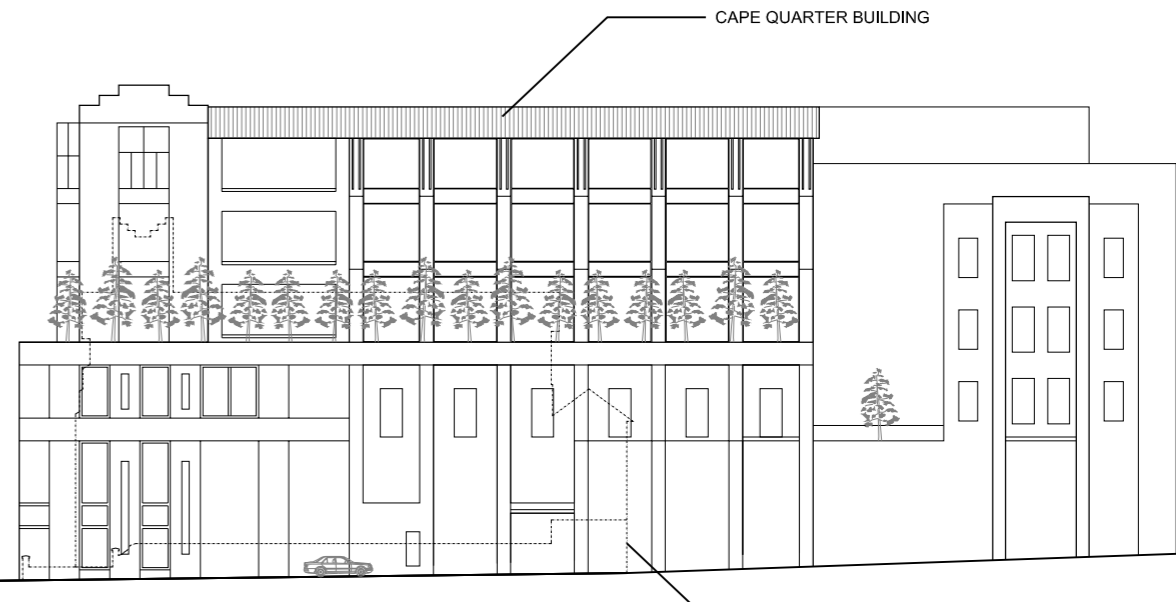


LINE OF NEIGHBOURING BUILDINGS BEHIND, SHOWN DOTTED

LINE OF PROPOSED BUILDING BEHIND, SHOWN DOTTED

SOMERSET ROAD

BP SERVICE STATION



CAPE QUARTER BUILDING

LINE OF CATHEDRAL BEHIND, SHOWN DOTTED

CONTEXTUAL ELEVATIONS SHOWING PROPOSED BUILDING (WEST VIEW FROM NAPIER STREET)

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CLIENT
EDGE PROPERTIES

DRAWING TITLE
CONTEXTUAL ELEVATIONS - SHEET 2

NORTH 	SCALE 1:500	DWG SIZE A3	STAGE 1,2
DRAWN CB	CHECKED MB	DWG DATE 2012.07.13	PLOT DATE 2012.07.27
BAC PROJECT NO 1201	DWG NO 0031	REVISION g	

22
SOMERSET







222
SOMERSET

222
SOMERSET



NINSON





NET RENTAL

Excl Operating expenses: Electricity, Water, CID, Refuse & Sewerage recoveries. E&OE
Estimated Operating Expenses: R 35 per sqm excl VAT

<u>AREA</u>	<u>M2</u>	<u>RATE PER SQM (R's) Excl VAT</u>	<u>TOTAL NET RENTAL (R's)</u>
Retail Ground Floor	87	250	21 750
Lift Lobby Reception	12	140	1 680
Retail Mezzanine & Balcony on Somerset Road	100	250	25 000
Offices 2nd Floor	181	140	25 340
Offices 3rd Floor	181	140	25 340
Offices 4th Floor	181	140	25 340
Offices 5th Floor	181	140	25 340
Balcony Alley & Napier Street	16	85	1 360
Roof Top	92	185	17 020
Roof Terrace Balcony	79	115	9 085
	1 110		177 255

PARKING

Reserved Parking bays have been arranged at these following sites and are rented on a 3-5 year lease or on a monthly basis.

 The Rockwell	R 1 095 excl vat
 The Cape Quarter	R 1 000 excl vat
 Sovereign Quays	TBC





edge
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*keep this site
in sight*

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