

TOUCHSTONE HOUSE



A GRADE OFFICE SPACE TO LET / FOR SALE - BREE STREET CAPE TOWN

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Touchstone House is located on the corner of Mechau and Bree Streets in one of Cape Town's Historic precincts. The original building on the site was built in 1895 as a warehouse and although this was substantially damaged in a fire the original façade was preserved and has been incorporated into the new building.

Aesthetically the new building respects the original building by way of a 5 metre setback. Touchstone House offers elegant yet modern architecture in keeping with the aesthetics of the Foreshore and City Bowl.



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Touchstone House is designed to be as simple and efficient as possible with regards to the form of the building within the framework provided by the zoning scheme. The consideration of developing an energy efficient building guided the design of the facade .

Touchstone House comprises 8 parking levels, 3 below ground and 4 above providing a ratio of 3 bays per 100sqm of office space. The ground level offers a retail component providing an interactive streetscape whilst levels 5 to 14 of the building all offer premium office space in a range of Sectional Title suite sizes from self-contained units of 79 sqm to entire floors. Most offices have spectacular views of Cape Town. The top floor boasts an entertainment area and Cafeteria for the use of the tenants.

TOUCHSTONE HOUSE

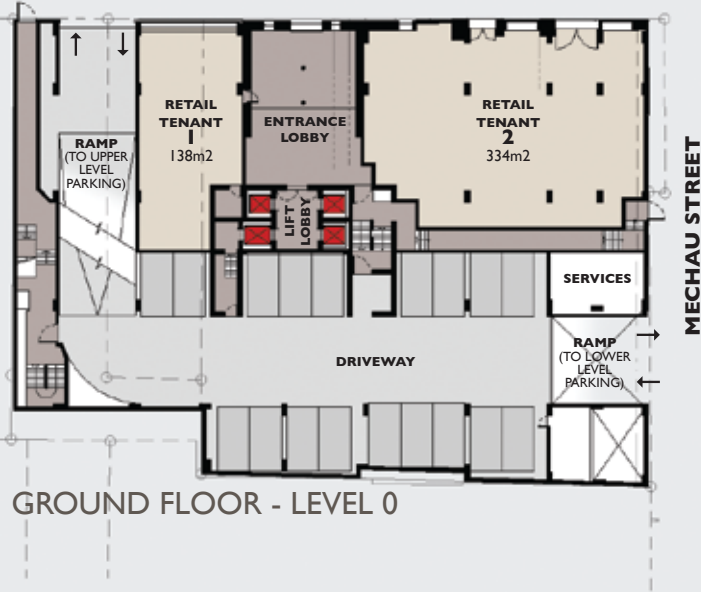


Touchstone House is prominently positioned in the less congested northerly edge of the CBD towards the end of Bree Street, close to the Waterfront entrance. It is now the preferred location for financial and legal firms and is recognized as Cape Town's new "Legal and Financial District" with companies such as Cliff Dekker Hofmeyer, ENS, Bowman Gilfillan, First Rand, and Investec having already relocated or, currently in the process of relocating to the immediate area.



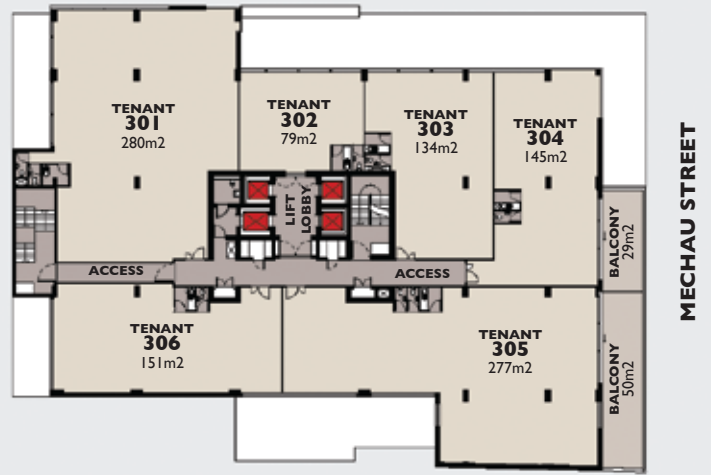
Bree Street with its wide boulevard, historic architecture, tree lined central island, mixed retail offering, trendy coffee shops and eateries offers a very pleasant working environment away from the congestion of the inner CBD. Touchstone House is conveniently close to the road network and within walking distance to public transport stations, the Cape Town International Convention Centre and "de Waterkant". It has the added advantage of being in the Urban Development Zone allowing tax benefits for both owner occupiers and investors. Let Touchstone House give your company the home it deserves.

BREE STREET



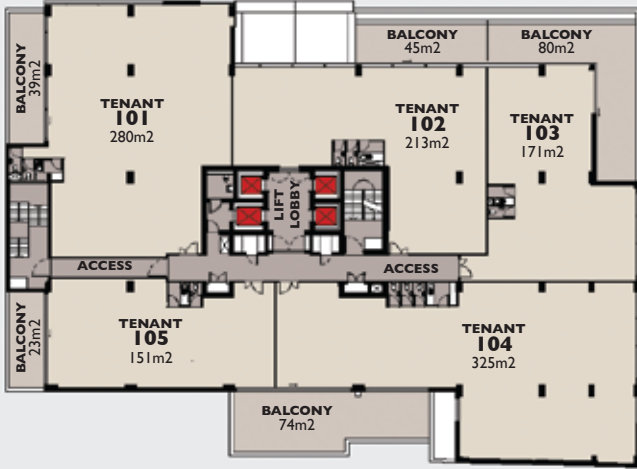
GROUND FLOOR - LEVEL 0

BREE STREET



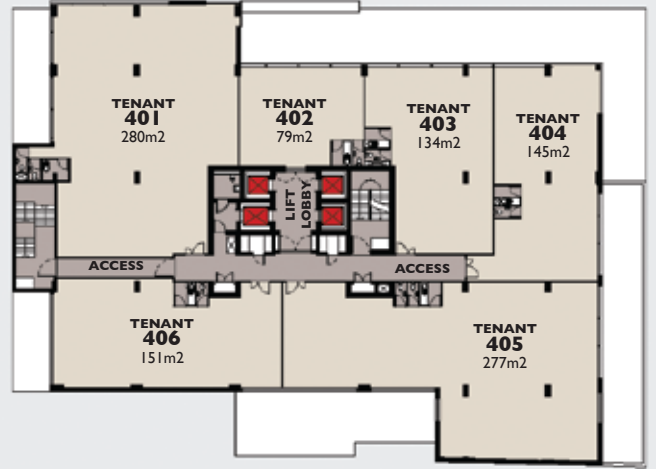
OFFICE FLOOR 3 - LEVEL 7

BREE STREET



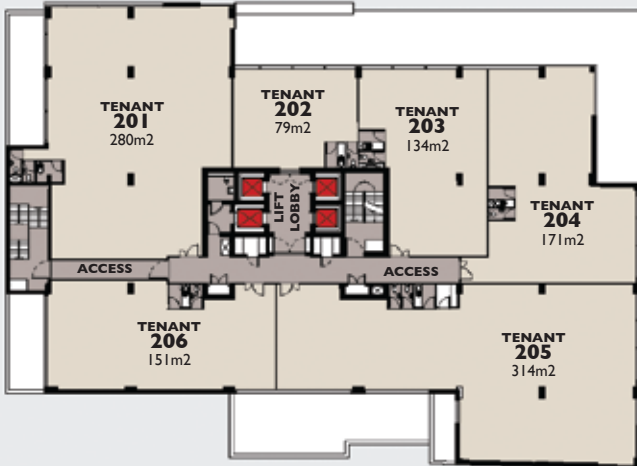
OFFICE FLOOR 1 - LEVEL 5

BREE STREET



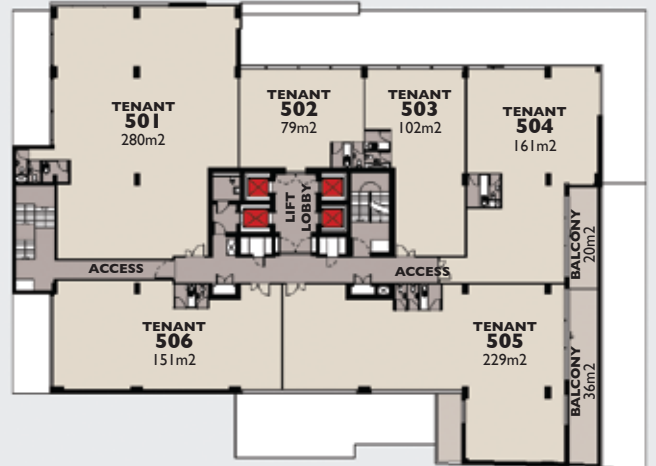
OFFICE FLOOR 4 - LEVEL 8

BREE STREET



OFFICE FLOOR 2 - LEVEL 6

BREE STREET

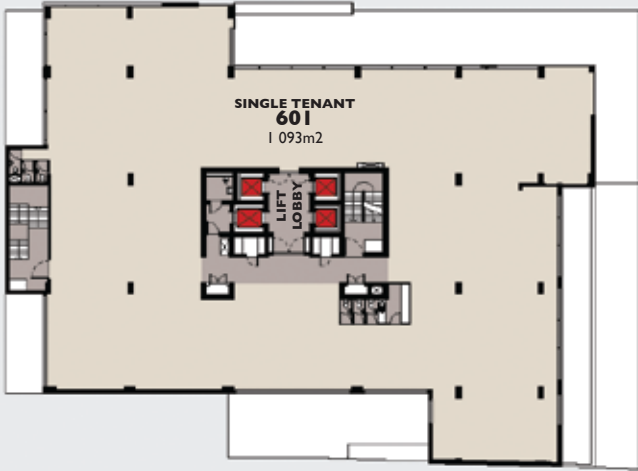


OFFICE FLOOR 5 - LEVEL 9

NOTE :

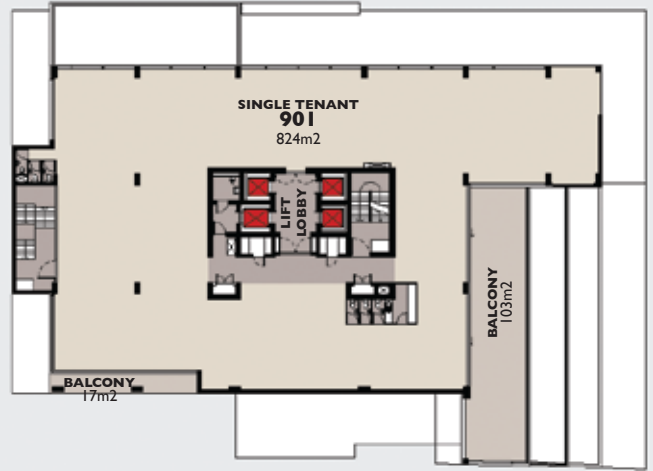
- The areas indicated on the plans are the Sectional Title areas
- These areas are subject to final measurement by the land surveyor once the building has been completed.

BREE STREET



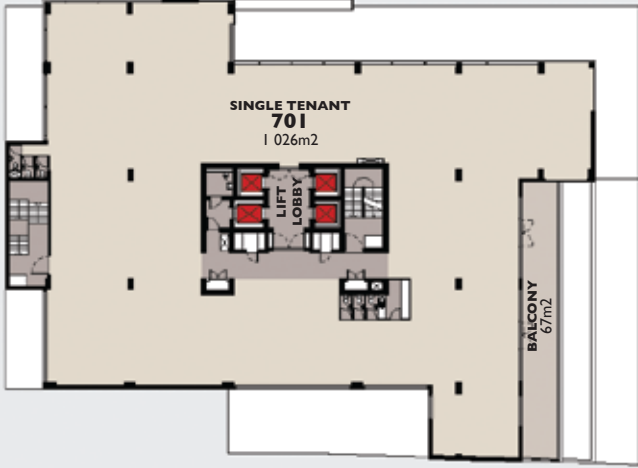
OFFICE FLOOR 6 - LEVEL 10

BREE STREET



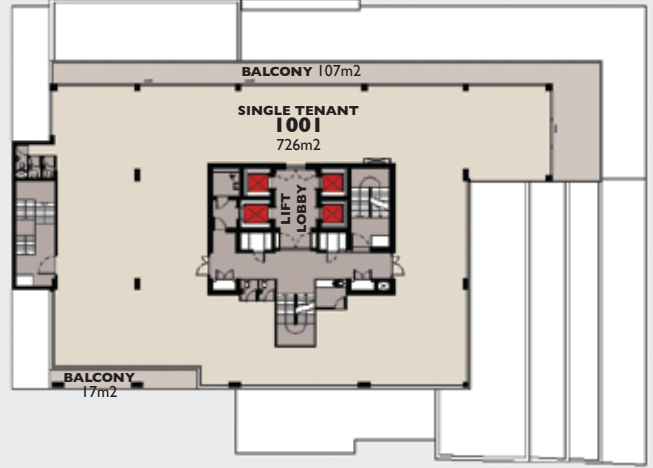
OFFICE FLOOR 9 - LEVEL 13

BREE STREET



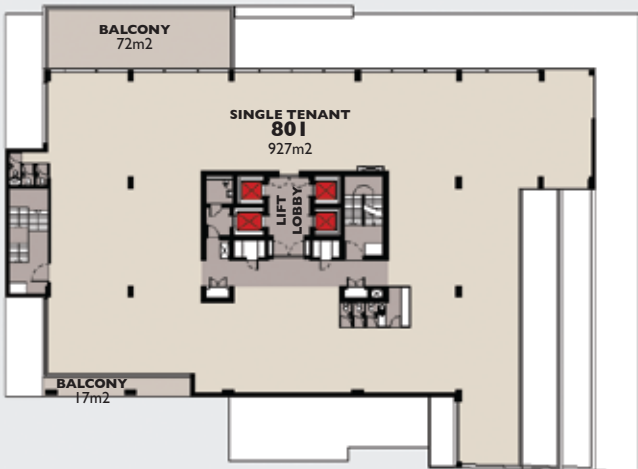
OFFICE FLOOR 7 - LEVEL 11

BREE STREET



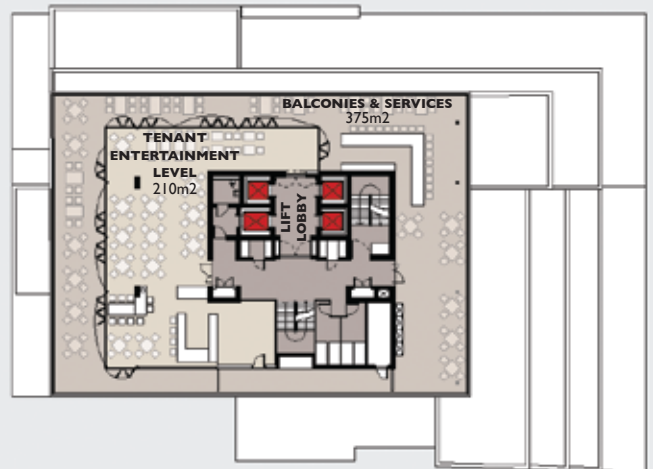
OFFICE FLOOR 10 - LEVEL 14

BREE STREET



OFFICE FLOOR 8 - LEVEL 12

BREE STREET



ENTERTAINMENT LEVEL - LEVEL 15

MECHAU STREET

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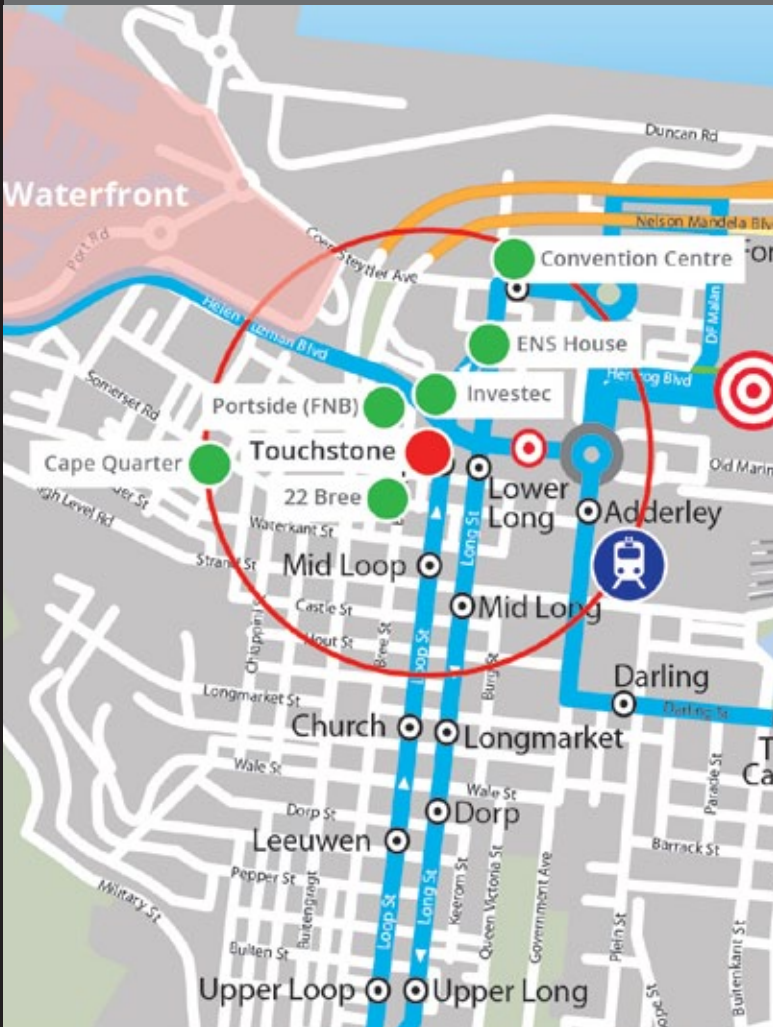
MECHAU STREET

ENQUIRES :

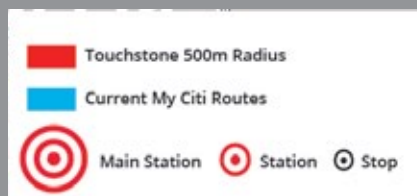
- MAXIGROUP 021 405 0800
- DAVE WILLIAMS-JONES 082 446 9722

PROFESSIONAL TEAM :

- KEY PROJECTS - PROJECT MANAGERS
- AXION - ARCHITECTS
- FWJK - QUANTITY SURVEYORS
- BERGSTAN - STRUCTURAL ENGINEERS
- HAMSA - ELECTRICAL ENGINEERS
- AURECON - MECHANICAL / WET SERVICES / FIRE ENGINEERS



Touchstone House is ideally located within walking distance from the new IRT bus routes and stations



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