



THE HEARTWOOD

Prime Office & Retail Spaces

NOW SELLING & LEASING

CAPE TOWN, SOMERSET WEST

A mixed-use business hub in the trendy Paardevlei Lifestyle Precinct



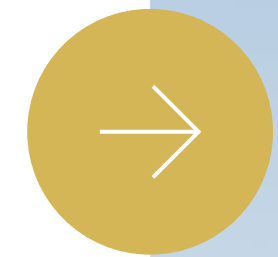
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At the heart of opportunity

This prime Somerset West **office and retail development** is set to get underway in the popular **Paardevlei Precinct** along Beach Road.

The **highly visible corner site** is situated at the entrance to Paardevlei, which is directly next to **Busamed Private Hospital** and opposite the new **Checkers retail centre** that is currently under construction. The location has excellent road access and is a mere 5-minute walk from Strand Beach.

HEARTWOOD PROPERTIES





Property Location

46 Gardner Williams Ave,
Somerset West,
Cape Town, 7110

[Google Maps](#)

HEARTWOOD PROPERTIES





Site Summary

5 673 m²

Land size

Mixed-use 1

Zoning

December 2024

Estimated occupation

5 673m²

The Heartwood is a 4-level building comprising five ground floor retail units totalling 500m² and 12 upper floor office units totalling 1 500m². Power is guaranteed with a built-in generator that will run the entire building during outages or load shedding.



THE HEARTWOOD

Location Highlights



HEARTWOOD PROPERTIES

01

Great exposure and easy access

02

Opposite Strand Golf Club

03

Opposite new Checkers retail development

04

Next door to the Busamed Private Hospital

(One of the largest private hospitals in Somerset West)

05

5 minute walk to the Strand Beach



MERE MINUTES AWAY

Everything you need, just around the corner



Busamed Hospital

2 minute walk



New Checkers

2 minute walk



Strand Golf Course

3 minute walk



Strand Beach

5 minute walk



Lionel Smit Art Studio

5 minute walk



Nuudo Luxury Spa

5 minute drive



Virgin Active Gym

5 minute drive



Somerset Mall

8 minute drive



PRIME OFFICE & RETAIL SPACE

Where commerce,
collaboration
and convenience
converge

HEARTWOOD PROPERTIES





SEASIDE STROLL OR GOLF GREENS?

Commerce by the coast and the course

BUILDING FEATURES

- High-exposure signage
- Meeting rooms
- Coffee shop
- Zoom pod
- Lift
- Ablutions

Interior images used for demonstration purposes only





SURROUNDED BY LUXURIES

Dawn patrol
at 7am, board
meeting at 10am

HEARTWOOD PROPERTIES





BUILDING FEATURES

- Sea and mountain views
- Wheelchair-friendly
- Generator
- Solar PV 'ready' (not included)
- Battery back-up 'ready' (not included)

The building has been designed to easily install solar and/or batteries in the future.





TO SOMERSET MALL & N2

STRAND GOLF COURSE

LOCATION, LOCATION, LOCATION

Position yourself at the heart of opportunity

TO STRAND BEACH FRONT

BUSAMED HOSPITAL

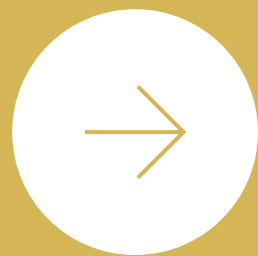
[Watch Drone Video](#)

PAARDEVLEI PRECINCT ENTRANCE



THE HEARTWOOD

Building Overview



HEARTWOOD PROPERTIES

46 Gardner Williams Avenue

Situated along Beach Road at one of two main entrances to the Paardevlei Lifestyle Precinct

BUILDING DETAILS

2 297m²

Total GLA

4 Levels

North-facing

5x Ground Floor Units

Commercial (retail) units with large covered walkway (can be combined to create larger spaces)

12x Upper Floor Units

Office units (can be combined to create larger spaces)

PARKING BAYS

24 Covered

Parking bays

75 Open

Parking bays

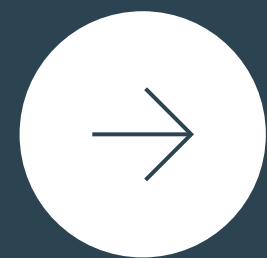
15 Visitor

Parking bays

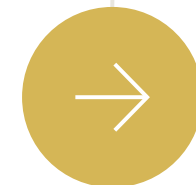


TO BUY OR RENT

Property Pricing



HEARTWOOD PROPERTIES



Office Purchase Pricing

Office units starting from

R4,5m (ex vat)

Includes R1 761/m² tenant fit-out allowance

Sizes from

107m² to 136m²

[View Pricing Details](#)



Retail Rental Pricing

Retail units starting from

R26 000pm (ex vat)

Includes R1 538/m² tenant fit-out allowance

Sizes from

82m² to 142m²

[View Pricing Details](#)

5% deposit secures for purchasers. Click buttons above for further pricing details.



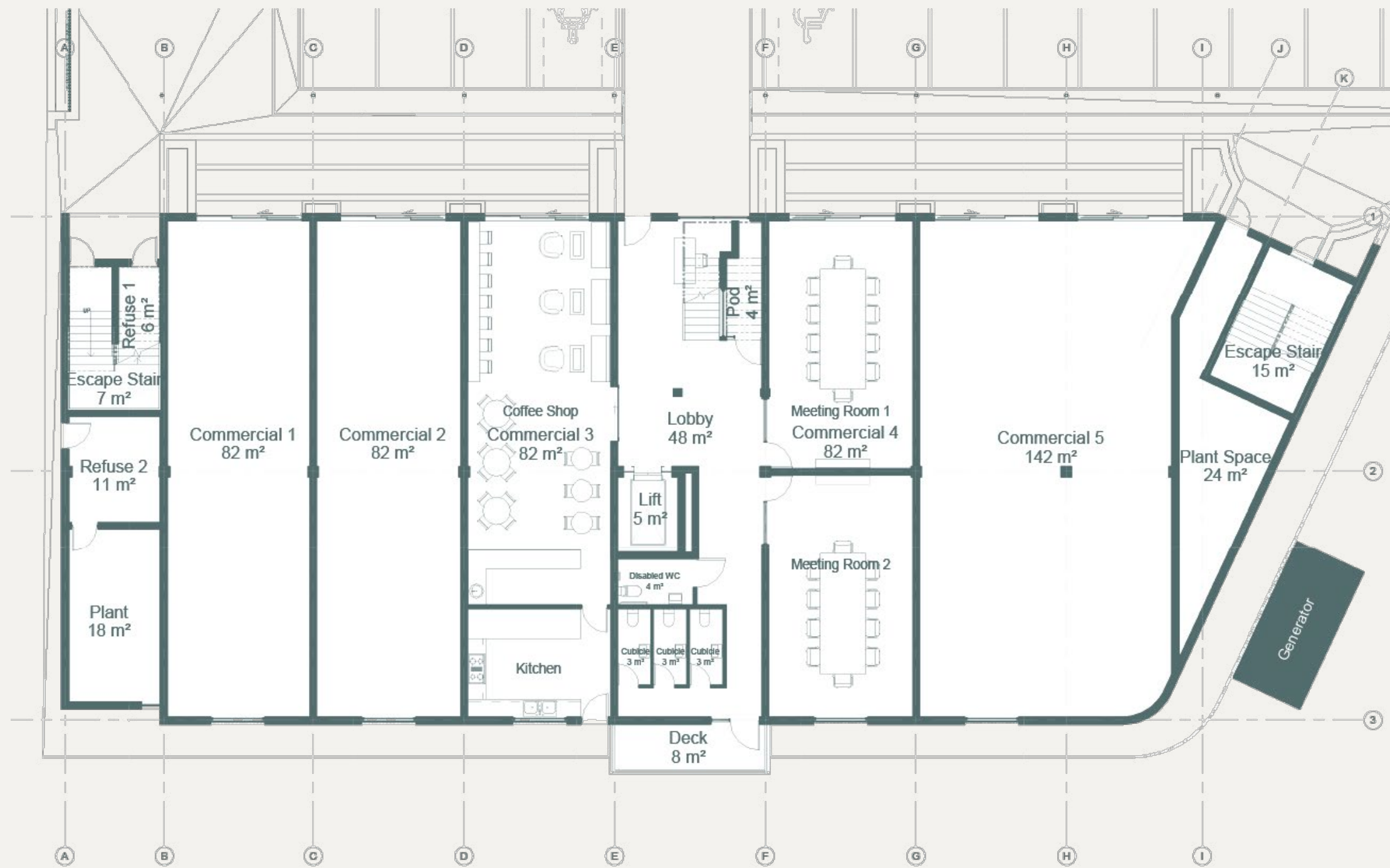
LANDSCAPE DEVELOPMENT PLAN

HEARTWOOD PROPERTIES



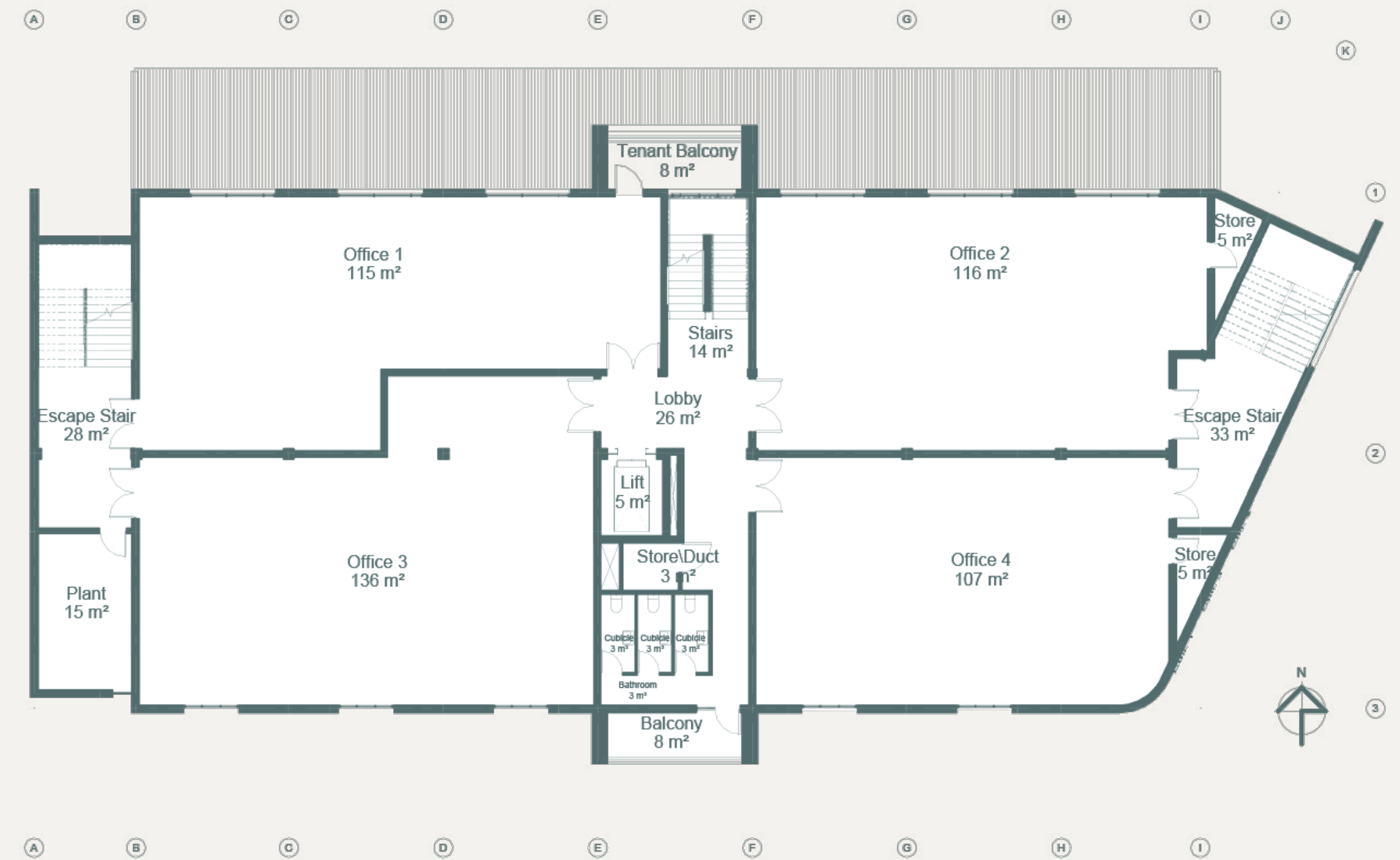


GROUND STOREY



Ground Storey Plan
1 : 100

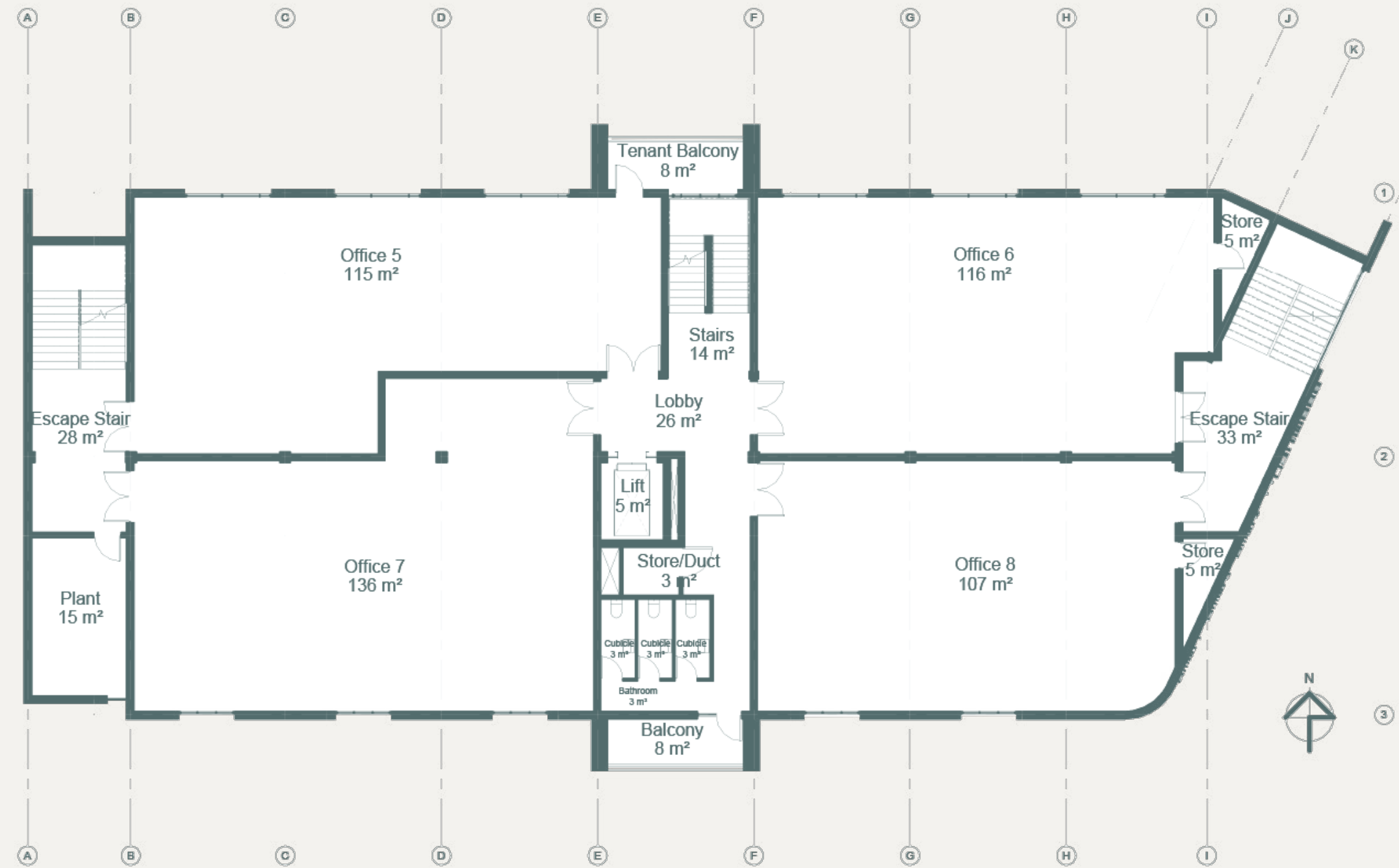
FIRST STOREY



First Storey Plan
1 : 100

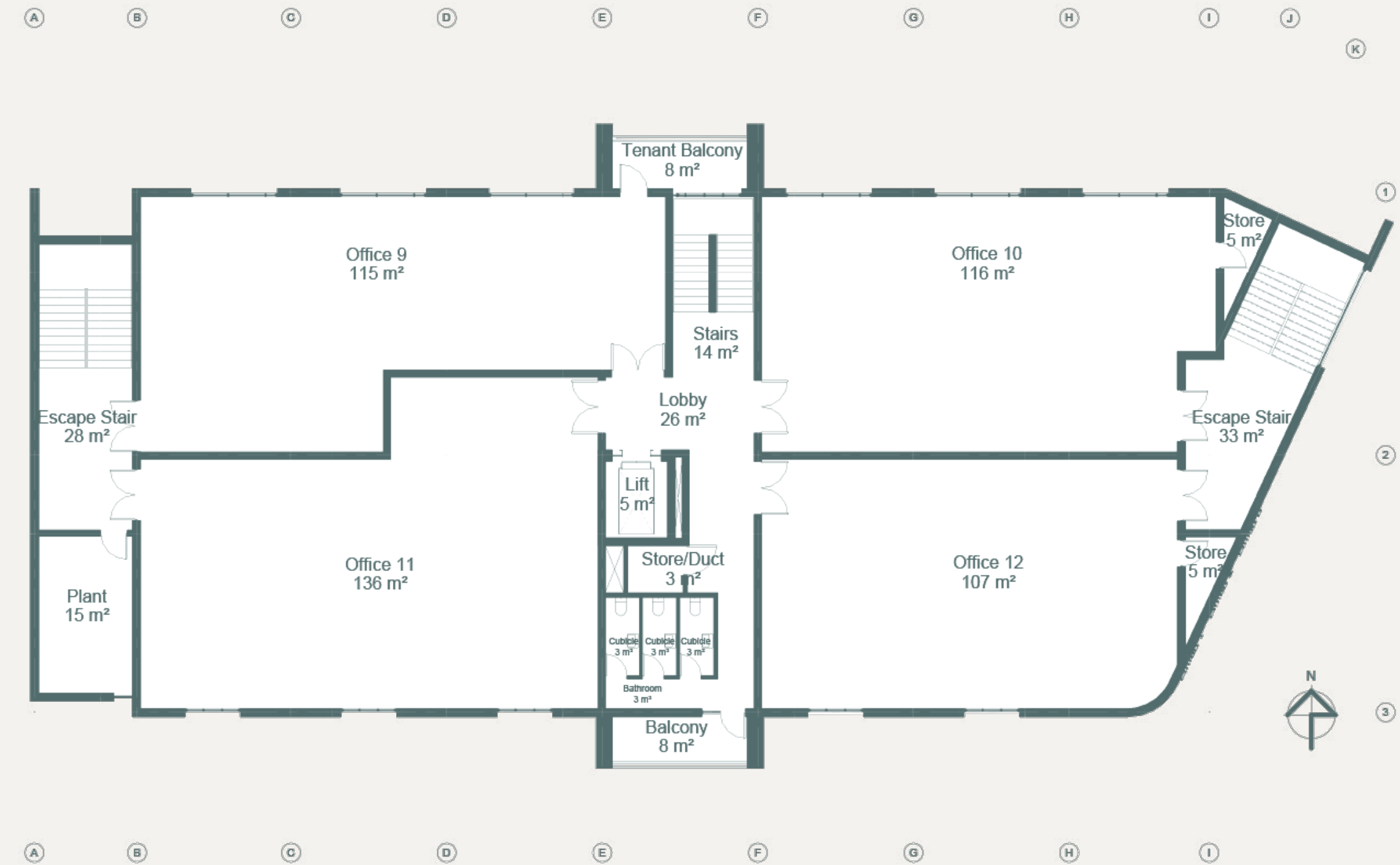


SECOND STOREY



Second Storey Plan
1:100

THIRD STOREY



Third Storey Plan
1:100



What's ours, is yours.

Disclaimer: The design and pricing of this development is subject to change without notice.

CONTACT

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