

# LUXURY | LIFESTYLE | DÉCOR

# hot PROPERTY



Made up of three buildings, each with their own legacy and character, Buchanan Square reflects the collective consciousness of creativity that has come to define the suburb of Woodstock.

**'B**uildings have a history and energy of their own,' says Redefine Properties' Ivo Nestel, who's also the sales manager for Buchanan Square.

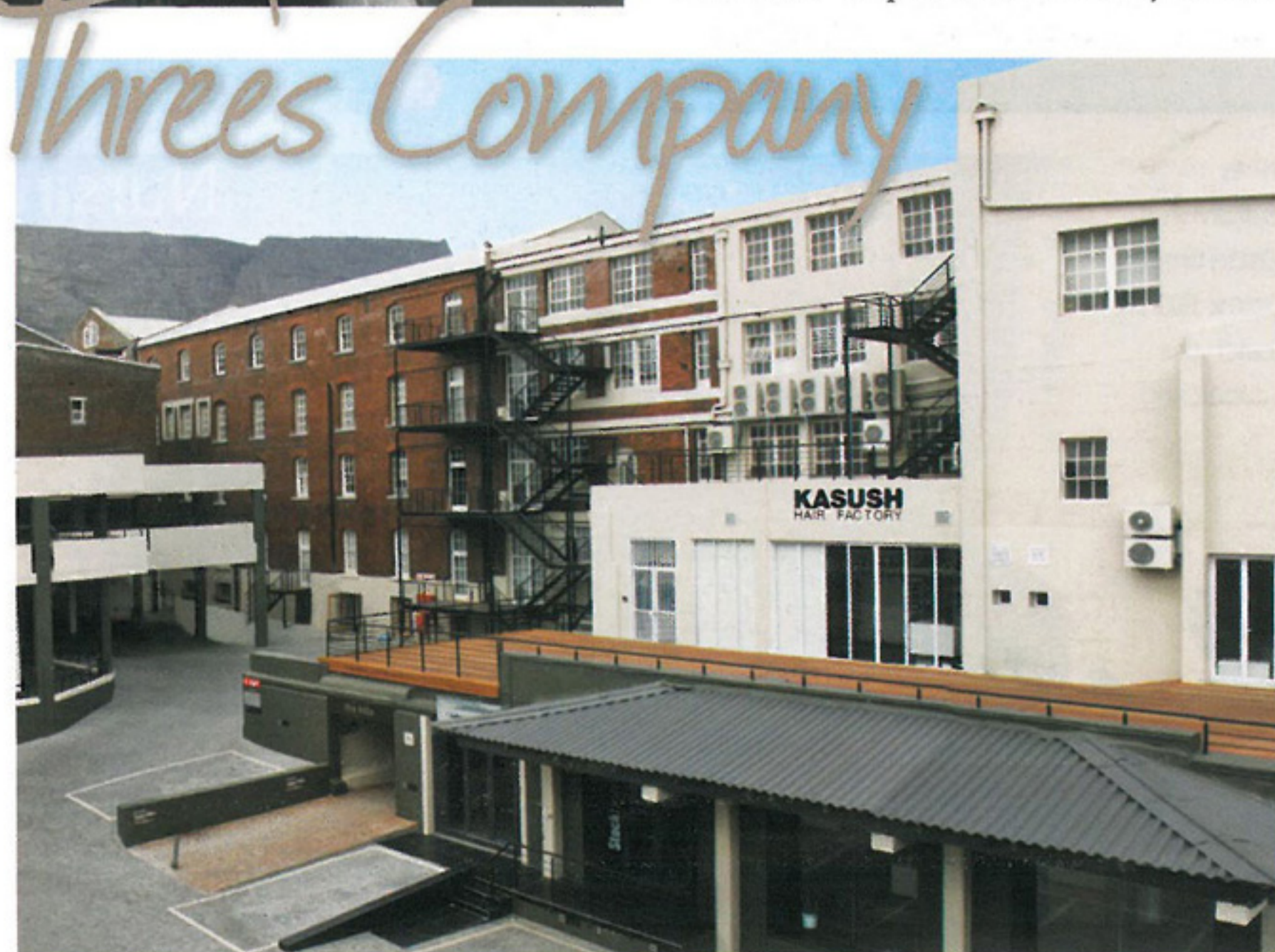
This maxim has resulted in the development of R100-million's worth of commercial space on Woodstock's eclectic artery, Sir Lowry Road.

Buchanan Square comprises three buildings – the Armoury, the Hills and the Buchanan. The retention and improvement of the character of each building was the focus when attracting tenants to the 20 000m<sup>2</sup> space of Buchanan Square. 'The Armoury Building is a national heritage building,' Ivo is quick to explain, 'and as the name suggests, used to be a storage space for weapons back in the dark old days; the Hills Building used to be a sweet factory; and the Buchanan Building was a textile factory.'

Considerable effort has been made to combine the original factory feel with minimalist styling and the spaciousness of a modern industrial edifice, where the best of the buildings' authentic design elements, such as the steel doors, original face-brick exteriors and cobblestone pathways all remain, but improvements allow for more natural light and accentuate the panorama of Table Mountain, Signal Hill and Table Bay. 'It is a work in progress; we are always thinking out of the box for ways to improve the buildings, with the aim of making it a lifestyle hub not only for customers who visit the various shops and businesses, but for our tenants as well,' says Ivo.

A visit to Buchanan Square is a worthwhile expedition, as it offers a restaurant, various lifestyle stores, art and photographic galleries, hair salon, dance studio, and an old-school gentleman's boxing gym.

While the Hills and Armoury buildings have nearly reached full occupancy, the Buchanan Building, with its edgy London Underground feel, has 5 000m<sup>2</sup> of space left and is ideally suited to



medium to large firms. In addition to being a hub of creativity – the Michael Stevenson Gallery was the first to take occupancy in the building and has attracted other arts industry players to the area – is the all-important aspect of value for money.

'While similarly renovated buildings in the area command prices starting from R10 000/m<sup>2</sup>, Buchanan Square offers space at a very reasonable R7 500/m<sup>2</sup>, which includes two parking bays for every 100m<sup>2</sup> – an offer you won't find anywhere else in the area,' says Ivo. Included in the levy is twenty-four-seven manned security, plus 20 security cameras.

'We look after our owners here. It is about contributing to the development of the area and creative industries in an innovative and aspirational way.'

**Redefine Properties, Ivo Nestel,**  
+27 (0)21 425 1000, +27 (0)83 564 1173,  
[www.redefine.co.za](http://www.redefine.co.za)

Words: Genevieve Fisher Photographs: Andy Lund and supplied

