

Work begins on Pretoria square

WORK has begun on the R215m Sammy Marks Square, a joint Pretoria City Council and private developer multi-use complex in the Pretoria CBD, the developers have announced.

The project is due for completion in the second half of 1992. Project promotor and co-ordinator is Murray and Roberts Properties with leasing by BSA Eiendomme.

The complex will cover an area of 30 620m², a city block bounded by Church, Van der Walt, Vermeulen and Prinsloo streets. It will be sub-divided into four portions to allow the financiers and the city council to have freehold ownership.

A shopping and office complex will be developed on three of the sites and will be financed by UAL through its Newport Property Fund, by Prima Property Trust and the AA Life Assurance Association.

On the fourth portion, Pretoria City Council will develop a complex with amenities complementary to Munitoria, the present Pretoria Civic Centre complex, and joined to Munitoria by a bridge. These include a city library, multipurpose community halls, a day clinic and the city information centre.

The complex will centre around a 24 000m² shopping mall, with major tenants Woolworths taking 6 700m². Other tenants include Jet, Topics, Truworths, CNA, Pharmarama, Foschini, Markhams and American Swiss.

Reports by
CHARLOTTE MATHEWS

The country's newest cinema group, Starnet, will run three cinemas with a total of 665 seats and the centre will also have restaurants which will operate in conjunction with the nearby Opera Complex.

On the Prinsloo Street side, opposite the Reserve Bank Head Office, the developers have provided for a luxury hotel.

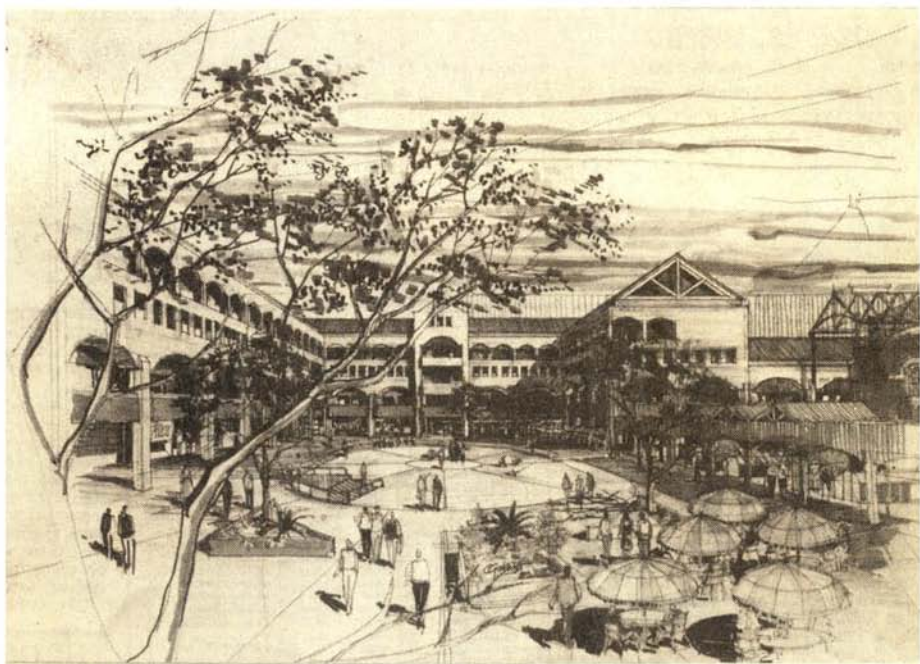
Overlooking the central piazza of the development will be 7 400m² of offices, a portion of which will be accommodated in the historical Sammy Marks and Kynoch buildings which are to be refurbished to the standards of the National Monuments Commission.

The centre will be served by 1 550 basement parking bays, managed by Interpark.

Baker Street Associates director Rodney Timm said Murray and Roberts had taken a head lease on the office space.

In their statement, the developers said Sammy Marks Square would form an extension to the high street shopping of the Pretoria CBD and reinforce the movement of the city centre towards the east.

"Completion of this centre will bridge the gap between the retail component to the west of Van der Walt Street and the growing number of office developments to the east of Prinsloo Street around the Reserve Bank head office."



An artist's impression of the development in the Pretoria CBD.