

Growthpoint and Zenprop to develop efficient, environmentally innovative new global head office for Discovery

Discovery is set to have a new resource-efficient, cost-effective and environmentally-sustainable global head office in Sandton, developed in joint venture by two of South Africa's leading property companies Growthpoint Properties Limited and Zenprop Property Holdings.

It is the largest single commercial office development in Africa, and is also one of the most innovative.

The developers are delivering a purpose-designed, ground-breaking green building, which is highly efficient, accommodates Discovery's future growth and ensures the most resourceful use of space, time and money.

Discovery's new 87,000sqm headquarters will be situated at the gateway to Sandton Central, on the corner of Rivonia Road and Katherine Street, diagonally opposite Sandton City and a short block's walk away from the Sandton Gautrain Station. The building will comprise two wings with eight floors of offices plus a ground floor and a feature roof level. It will also offer nine basements with over 5,100 parking bays.

The property is owned by Growthpoint (55%) and Zenprop (45%). Discovery is expected to take occupation of its new global head office on 1 January 2018. Its initial lease period is for 15 years with the option to renew.

From its design to construction and operation, sustainable development is a key priority for Discovery, Zenprop and Growthpoint. The building has been designed to incorporate a Green Building Council South Africa (GBCSA) green building accredited rating of five stars.

Growthpoint Properties Office Division Director Rudolf Pienaar says: "The new Discovery head office will be one of the most environmentally sustainable and efficient buildings in Sandton. It is also set to become a landmark on the Sandton skyline. Green building plays a key role in providing spaces in which businesses can thrive. For Discovery, it will create stimulating working environment and reduce building utility costs with sustainable alternatives."

Growthpoint has firmly established itself as South Africa's leader in leasable green business space. It is the listed property company that owns the largest number of Green Star SA rated buildings in South Africa, providing quality spaces that work best for its clients. It also leads the real estate sector in carbon disclosure in Africa, and has won numerous green building and environmental awards.

"Offices should integrate flawlessly into our clients' businesses and provide people with a positive, healthy and energising environment," says Pienaar. "This means creating user-friendly offices and solutions through innovation and creative design that push the boundaries. Working with Discovery has created the foundation for an operationally efficient, sustainable building that promotes increased staff retention and productivity, improved asset performance, reduced operational costs and much more."

Zenprop Property Holdings CEO, James Tannenberger says: "This iconic building will be the largest single office development to take place in Africa. Accordingly, we have assembled a highly skilled project team in order to meet the inherent demands of a complex and multi-faceted delivery process, whilst integrating Discovery's specific requirements into the broader planning and design processes. This will ensure that this prestigious development meets the unique business needs of Discovery, now and into the future."

Zenprop has established itself at the forefront of world-class office development in Sandton, and has a proven track record of successful planning, design, tenant co-ordination, construction, delivery and post construction property and facilities management spanning over 15 years.

The new head office will provide many unique advantages for Discovery. It will serve as the company's hub for the growing international business that now has operations in South Africa, the US, UK, Australia and Asia-Pacific. It will bring all of Discovery's more than 5,000 Sandton-based employees under one roof in Sandton, instead of the current situation, where employees are work across four buildings in the Sandton CBD.

The building also meets Discovery's brief to create an inviting space for its employees to do their best. The new office will offer a working environment that provides optimal space for creativity, connection and growth, in an inspired setting that also fosters innovation. It will also provide Discovery with a rental and maintenance cost savings over the lease period, with its greater efficiency.

Earthworks for the development are already well underway, with the old Sandton Garden Court Hotel buildings and other buildings which previously stood on the site having been demolished.