



# beyond...

## the offices of tomorrow

**Here's an opportunity to take space in one of Cape Town's landmark buildings.**

BP House, situated in the prestigious V&A Waterfront precinct, has 3,200m<sup>2</sup> of A-Grade office space available with parking available at four bays per 100m<sup>2</sup>.

Built to environmentally friendly specifications, this premium location incorporates an energy conscious approach throughout.

The roof garden retains, rather than reflects heat and, through evaporation, cools the air – saving on air-conditioning and heating costs.

Grey water is stored in a concrete tank in the basement, half an Olympic swimming pool (1,3million litres) in size.

**Call Broll Property Group**  
Commercial Director, Colin Harvey, on  
083 630 3812 to reserve your space  
before it's all gone.

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## Lighting

- Recessed double-glazed windows reduce solar heat gain to 15% of a conventional building
- Orientating glazed panels eliminates direct sunlight
- Light shelves in the recesses shade windows according to the season
- The design balances restricting solar heat gain with maximising internal daylight

## Electrical

- 400 photovoltaic cells convert sunlight into electrical energy
- 10% of the building's electricity is generated from solar energy
- Daylight sensors on office lights ensure constant light levels by varying output based on ambient light
- Lights automatically switch off when areas are unoccupied

## Water

- Water collected from showers, basins and air-cons
- Grey water is stored in a 1,3 million-litre concrete tank in the basement
- Grey water filtered and used for flushing toilets and urinals as well as all external irrigation
- Water savings in the region of 60%

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