

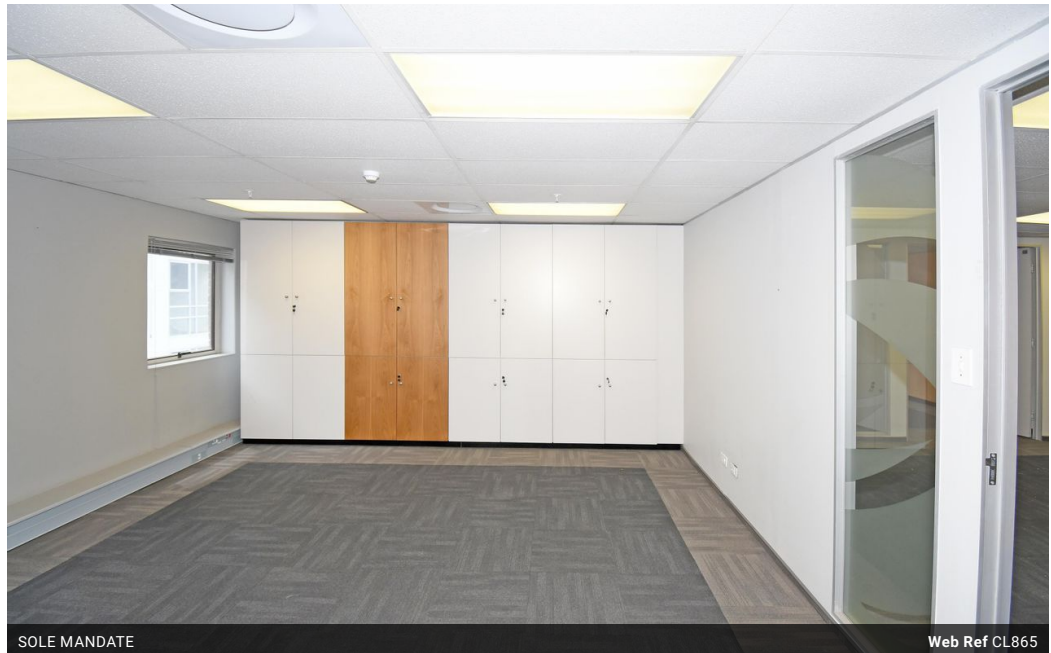


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Contact Head Office

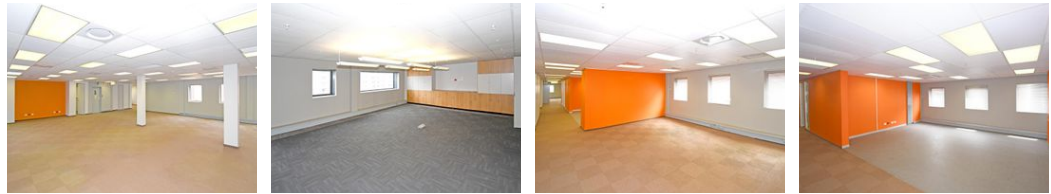
011 268 2681

First Floor  
 Masingita House  
 41 West Street, Houghton Estate  
 Johannesburg



SOLE MANDATE

Web Ref CL865



R562,000 pm

Gross Monthly Rental R562,000 Excl. VAT

 40  8

### 1,200m<sup>2</sup> Office To Let in Sandown

Key Features: (USE FOR PER FLOOR BUILDING) - 1 listing per floor so 4  
 6 floors of commercial space, each with a rectangular design centered around a serene central garden.  
 Each floor is approximately 1200m<sup>2</sup> can be further subdivided to suit tenant requirements or leased as a single unit for a larger operation.  
 A striking triple-volume open reception area creates a welcoming first impression. Elevators service all floors, including access to the rooftop.  
 Each floor features multiple bathroom and kitchen facilities, ideal for multi-tenant configurations.  
 Prime Commercial Office Space on Grayston Drive, Sandown, Johannesburg  
 GLA: 7,000m<sup>2</sup> (easily subdivisible across four floors)  
 Positioned next to the prestigious Investec building, this exceptional property offers a prime business location with excellent

### Features

**Zoning** Commercial

**Exterior**

Basement Parkings 40  
 Open Parking Bays 8

**Sizes**

Floor Size 1,200m<sup>2</sup>