

To Let

Sandton Gate Building A

25 Minerva Avenue, Glenadrienne, Sandton, Gauteng, 2196

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Sandton Gate

Sandton Gate – The epitome of smarter living and a premier mixed-use precinct poised to redefine your workspace experience. Building A, spanning approximately 13,000m², offers prime commercial space, setting the stage for a world-class environment that seamlessly merges modern design with functionality. Immerse yourself in this innovative workspace, where productivity meets aesthetics, and collaboration thrives. Discover a workplace that transcends expectations, fostering creativity and breakthroughs. Sandton Gate is more than just a workspace; nestled within this dynamic precinct is a 2,500m² Planet Fitness, designed to cater to the well-being of your team. Strategically positioned on the doorstep of South Africa's financial Central Business District (CBD), Sandton Gate offers unparalleled accessibility to key financial and business hubs. The panoramic views overlooking the Braamfontein Spruit provide a serene backdrop, creating a harmonious blend of nature and urban sophistication.

Features
Mixed-Use Precinct | 24/7 Security | Backup Power | Proximity to Public Transport | World-Class Amenities | Prime Location

Building information

Gross Lettable Area	**13,000 m²**
Grade	**P* Grade**
Building sector	**Office**







The Space

6394m² Office space available to let in Sandton Gate, Glenadrienne, Sandton.

Sandton Gate – A World-Class Mixed-Use PrecinctSandton Gate is a premium mixed-use development located on Winnie Mandela Drive, overlooking the scenic Braamfontein Spruit, one of Johannesburg's longest natural greenbelts. This vibrant precinct combines office, retail, and residential offerings, creating a dynamic environment for work and lifestyle.Location AdvantagesPositioned on the boundary of Sandton CBD, offering easy access to South Africa's financial hub with less traffic.Benefits of a mixed-use development with retail and leisure amenities on-site.Building A HighlightsP-Grade office space: ±13,000 m².Gym facility: ±2,500 m² within the building.Landscaped piazza with coffee shops and restaurants.Exceptional exposure on the corner of a new intersection on Winnie Mandela Drive.Phase 2: Plans include a 12,000 m² shopping center and a 6000 and 10000 m² office building.For more information on Sandton Gate or office space in Sandton and surrounding areas, contact us today.

Unit information

Monthly rental	**R 1 572 924,00**
Gross lettable area	**6,394 m²**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

Rental information

Rates and Taxes

Gross rental	Rate: **R 246,00 / m²**
Net rental	Rate: **R 175,00 / m²**
Operations costs	Rate: **R 35,00 / m²**
Assessment rates	Rate: **R 36,00 / m²**

Levies & Fees

Generator Levy	Rate: **R 6,00 / m²**

Parking

Basement	**R 1,100.00 per bay**



Get in touch



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