

To Let

Sandton Gate Building A Level 3

25 Minerva Avenue, Glenadrienne, Sandton, Gauteng, 2196

CUSHMAN & WAKEFIELD | broll

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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

883m² Office space available to let in Sandton Gate, Glenadrienne, Sandton.

Sandton Gate – Premium Offices to Let in Sandton Positioned between Sandton and Bryanston along the highly accessible William Nicol Drive, Sandton Gate introduces a fresh, lifestyle-driven approach to modern office space. This 4-Star Green Rated, mixed-use precinct seamlessly integrates premium office environments with retail and residential elements, creating a dynamic and future-forward business destination.

Unit information

Monthly rental	**R 217 218,00**
Gross lettable area	**883 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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