

To Let

11 Fricker Road Various Pockets

11 Fricker Road, Illovo, Sandton, Gauteng, 2196

CUSHMAN & WAKEFIELD | broll

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The Building

11 Fricker Road

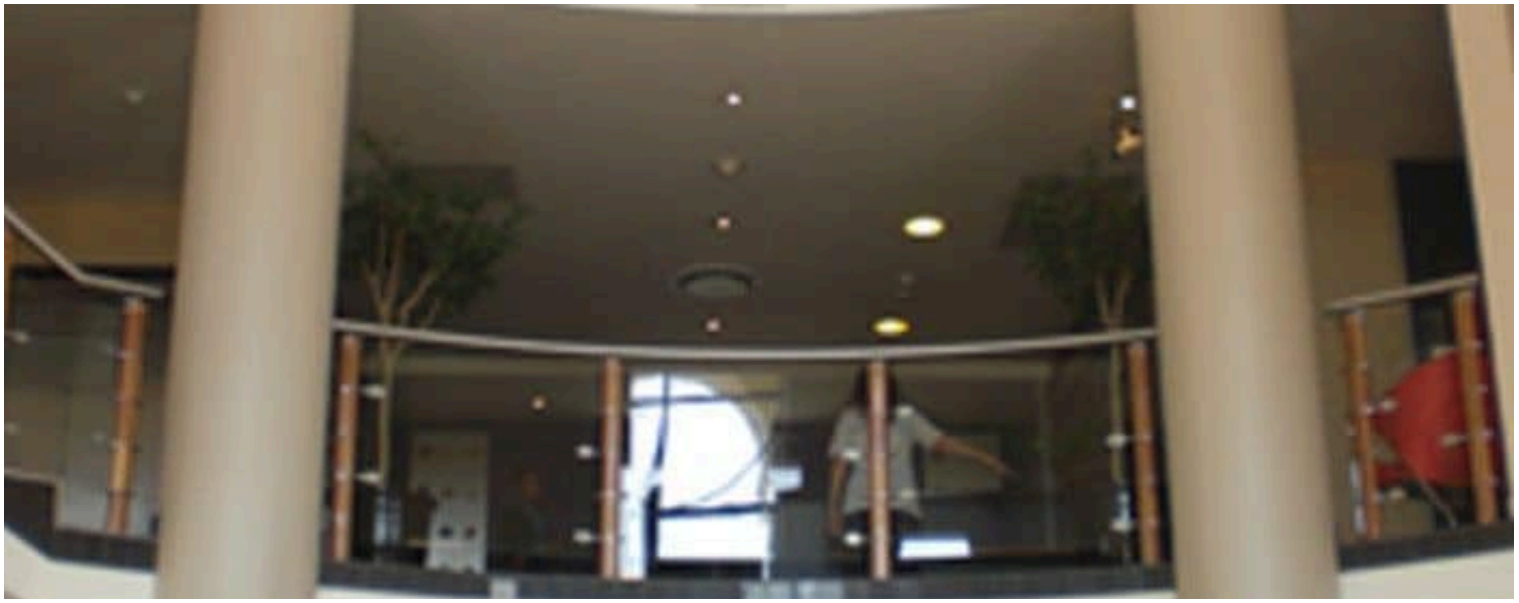
10 Fricker Road in Illovo is a landmark office property that combines scale, visibility, and modern functionality in one of Sandton's most sought after business precincts. The building offers approximately 10,700m² of office space across three floors, designed to accommodate both large corporate tenants and professional firms seeking a prestigious address. Its architecture presents a contemporary façade with clean lines and an industrial inspired aesthetic, while interiors feature suspended ceilings with integrated lighting, a mix of carpeted and tiled finishes, and flexible dry wall partitioning that allows for tailored layouts.Accessibility is a key strength: the property provides a high parking ratio of 4 bays per 100m², with both basement and open bays available, ensuring convenience for staff and visitors. It is also wheelchair friendly, with lift access and barrier free circulation. The building is equipped with backup facilities, including a generator and water supply, ensuring uninterrupted operations during power or water outages. Security is robust, with 24 hour controlled access and advanced monitoring systems, creating a safe and reliable environment for tenants.Its location on Illovo Boulevard places it within walking distance of the Gautrain bus stop and Illovo Junction shopping mall, while offering immediate access to the M1 freeway and major arterial routes. Surrounding amenities include restaurants, cafés, and retail outlets, with the Boulevard Coffee Shop directly opposite providing a convenient meeting spot. Positioned between Sandton and Rosebank, the building offers both prestige and practicality, making it an attractive base for law firms, consultancies, and corporates seeking a strong presence in Johannesburg's northern corridor.

Features

Corner positioned building | Premium finishes | high parking ratio | State-of-the-art security | Backup generator | Backup water | Wheelchair-friendly

Building information

Gross Lettable Area	**8,870 m²**
Grade	**A Grade**
Building sector	**Office**






The Space

7330.7m² ATM space available to let in 11 Fricker Road, Illovo, Sandton.

7330.7m² N/A space available to let in 11 Fricker Road, Illovo, Sandton.

Unit information

Monthly rental	**R 1 109 941,29**
Gross lettable area	**7,331 m²**
Listing sector	**ATM**
Available	**Immediately**
Minimum period	**12 months**

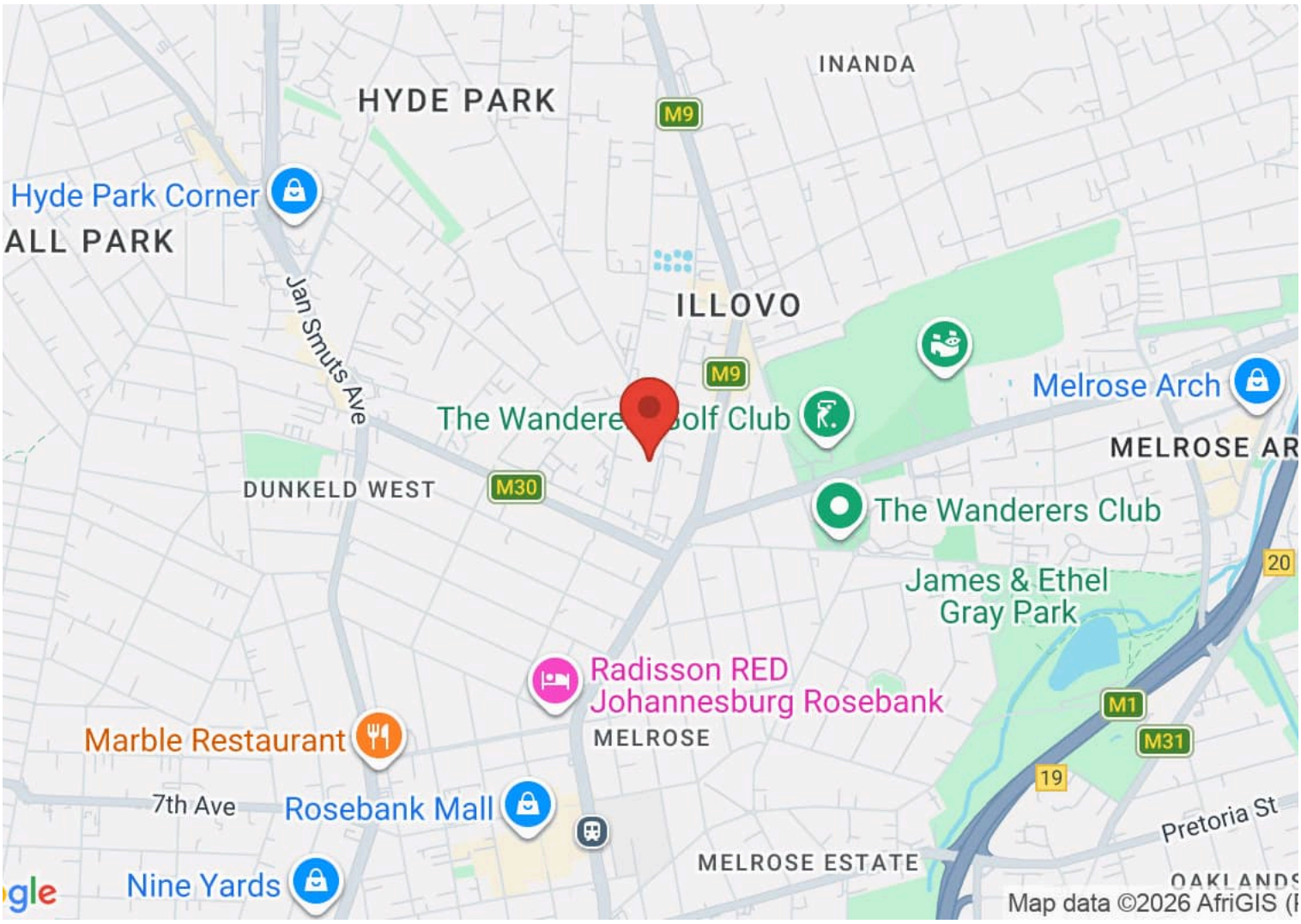
Rental information

Rates and Taxes

Gross rental	Rate: **R 151,41 / m²**
Net rental	Rate: **R 125,00 / m²**
Assessment rates	Rate: **R 25,78 / m²**

Parking

Basement	**R 750.00 per bay**
Open	**R 680.00 per bay**



Get in touch

CR

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