

To Let

6A Sandown 3rd Flr

6 Valley Crescent, Sandown, Sandton, Gauteng, 2031

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

6A Sandown

6A Sandown Valley Crescent is a modern A Grade office building strategically positioned in the heart of Sandton, Johannesburg's premier business district. The property offers approximately 9,543m² to 9,544m² of office space spread across six to seven floors, making it suitable for medium to large corporate tenants. Its design emphasizes flexibility, with a mix of open plan areas, private offices, boardrooms, meeting rooms, kitchens, storage facilities, and ablutions, all configured to support diverse operational needs. Large windows and atrium spaces allow abundant natural light into the building, while upper floors provide panoramic views of Sandton's skyline, enhancing both workplace comfort and prestige.The building is equipped with air conditioning throughout and serviced by a dedicated lift core with two lifts, ensuring seamless vertical mobility. Parking facilities include basement, covered, and open bays, catering to both tenants and visitors. Security is robust, with 24 hour controlled access and monitoring systems, creating a safe and reliable environment for occupants.Its location on Sandown Valley Crescent places it within walking distance of Sandton City Mall, Nelson Mandela Square, the Sandton Convention Centre, and the Gautrain Station, offering unmatched convenience for staff and clients. The property also benefits from direct access to major arterial routes such as Rivonia Road and Grayston Drive, linking easily to the M1 highway and surrounding suburbs.With its combination of scale, modern infrastructure, strong security, and proximity to world class amenities, 6A Sandown Valley Crescent stands out as a prestigious corporate address for enterprises seeking visibility, convenience, and a central presence in Sandton's thriving commercial hub.

Features

Prime position | 7 floors | Flexible layouts | On-site parking | 24-hour security | Air conditioning | Well-maintained

Building information

Gross Lettable Area	**9,544 m²**
Grade	**A Grade**
Building sector	**Office**







The Space

1448.30m2 Office Space To Let Sandown Sandton

Lovely unit situated on the 3rd Floor. This space is ideally located and offers competitive rentals.Tenant Installation Allowance: One month of nett rental for each lease year, subject to a minimum lease period of three years.Parking Ratio: 4 bays per 100m^2.Utilities: Excludes electricity, water, and sewerage.

Unit information

Monthly rental	**R 223 660,97**
Gross lettable area	**1,448 m^2**
Listing sector	**Office**
Available	**Immediately**
Minimum period	**12 months**

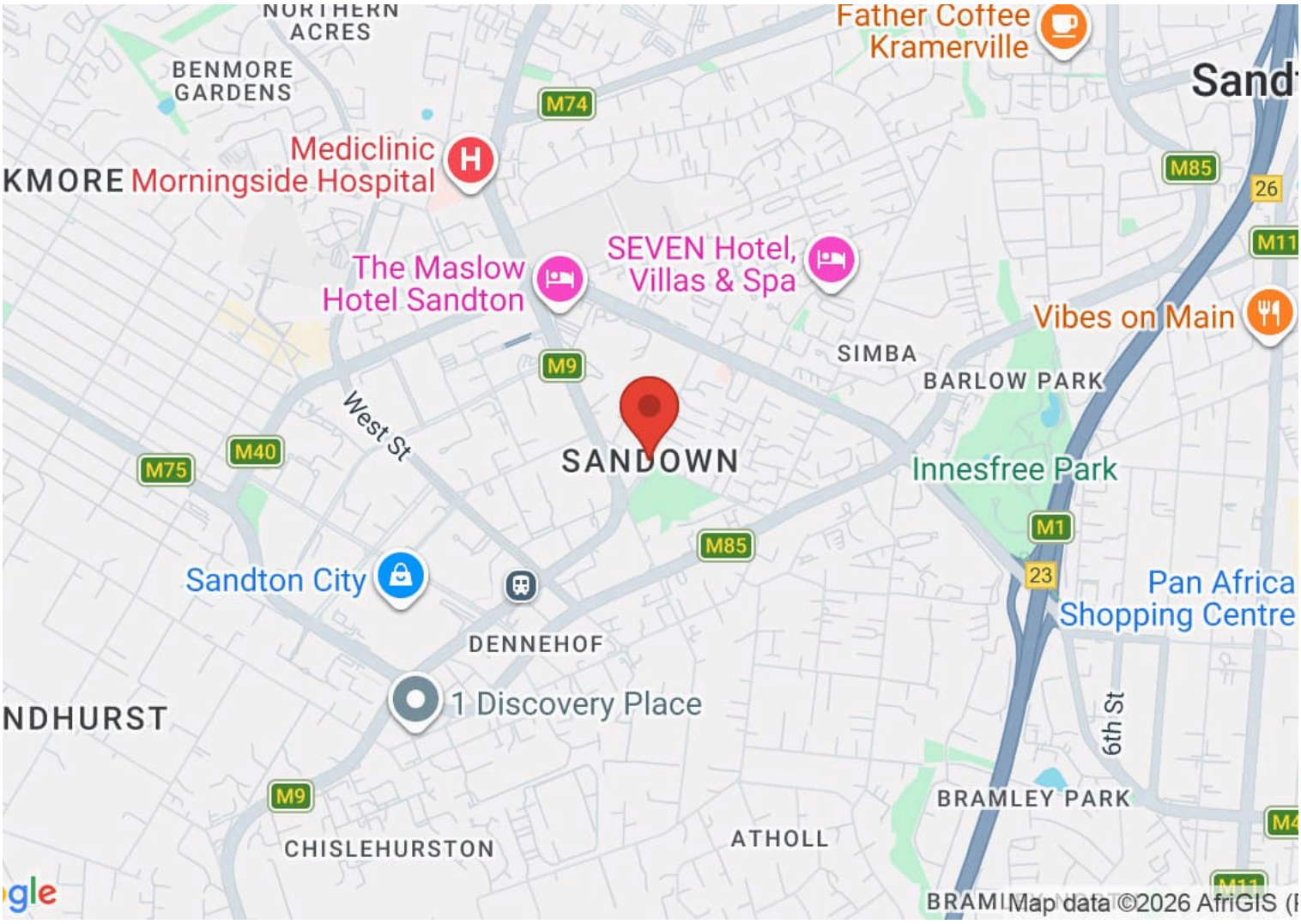
Rental information

Rates and Taxes

Gross rental	Rate: **R 154,43 / m²**
Net rental	Rate: **R 130,00 / m²**
Assessment rates	Rate: **R 23,70 / m²**

Parking

Basement	**R 750.00 per bay**
Shade cloth	**R 700.00 per bay**
Open	**R 600.00 per bay**



Get in touch



Simonne Sova-Crick
ssovacrick@broll.com | +27825754591