

# To Let

## 72 Grayston Drive The Whole building

72 Grayston Drive, Sandown, Sandton, Gauteng, 2196

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## 72 Grayston Drive

72 Grayston Drive is a modern, stand  alone A  Grade office building strategically positioned in the heart of Sandton Central, Johannesburg's premier business hub. The property offers approximately 5,834m² of premium office space spread across five floors, designed to accommodate medium to large corporate tenants. Interiors are currently presented in white  box condition, providing tenants with the flexibility to design bespoke layouts that may include private offices, boardrooms, collaborative spaces, and client reception areas. Large windows and open  plan configurations ensure abundant natural light, while upper floors provide impressive views of Sandton's skyline, enhancing both workplace comfort and corporate image.The building benefits from dual access points via Grayston Drive and Sandown Valley Crescent, offering excellent visibility and ease of entry for staff and visitors. On  site parking facilities are available, supporting both tenant and client requirements. Security is robust, with 24  hour controlled access and monitoring systems, ensuring a safe and reliable environment.Its location places tenants within walking distance of Sandton City Mall, Nelson Mandela Square, Benmore Centre, and the Sandton Gautrain Station, providing unmatched convenience for shopping, dining, and commuting. The property also enjoys direct access to major arterial routes such as Rivonia Road and Grayston Drive, linking seamlessly to the M1 highway and surrounding suburbs.With its combination of scale, prime positioning, modern infrastructure, and strong security, 72 Grayston Drive stands out as a prestigious corporate address for enterprises seeking visibility, convenience, and a central presence in Sandton's thriving commercial district.

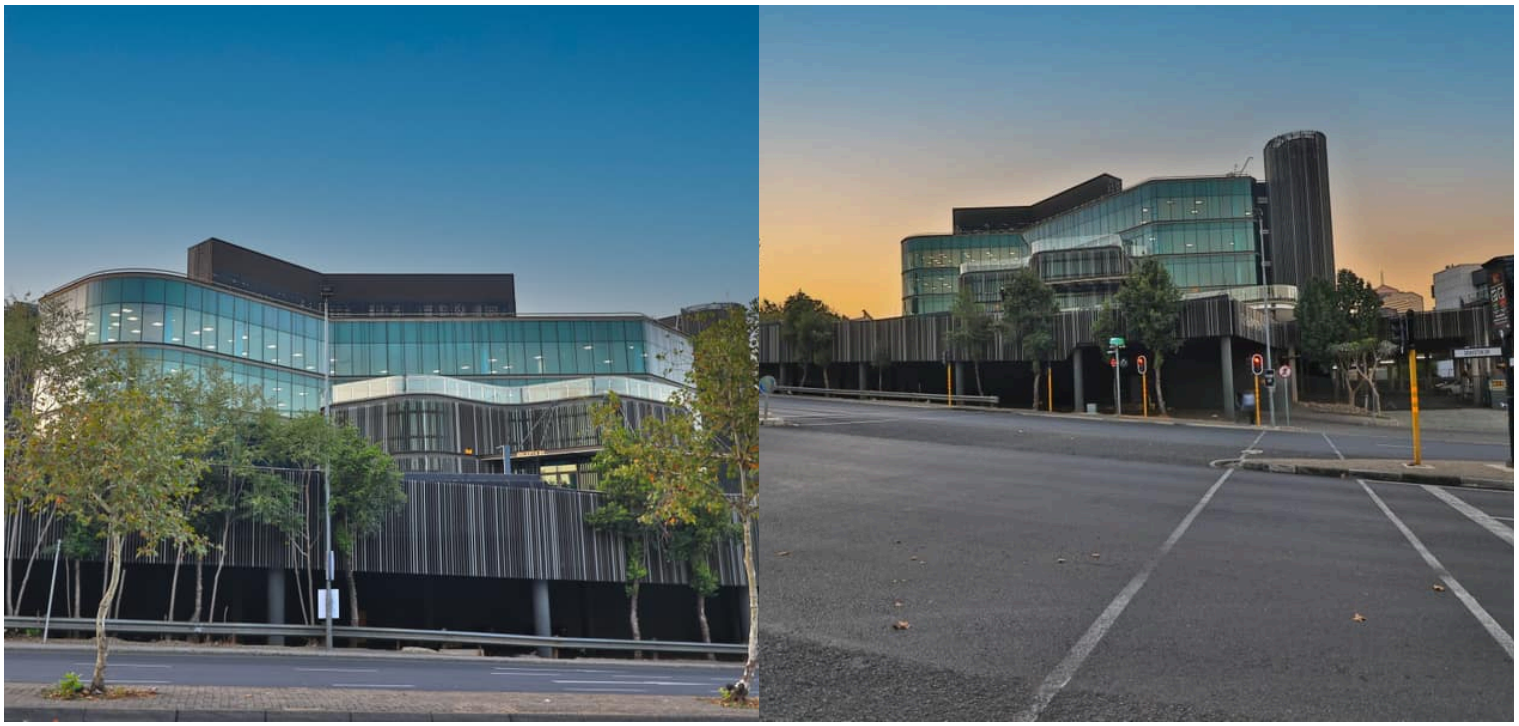
**Features**

Prime standalone office | 5 floors | White-box | Dual access | Contemporary design | Parking | 24/7 security | High visibility

## Building information

| | |
|---|---|
| Gross Lettable Area | **5,834 m²** |
| Grade | **A Grade** |
| Building sector | **Office** |





# The Space

**5834.22m² Office space available to let in 72 Grayston Drive, Sandown, Sandton.**

Stand-alone office building centrally located within Sandton with excellent exposure onto Grayston Drive and across the road from Benmore Shopping Centre.The building consists of 4 floors of offices and is ideally suited for a single tenant. There is ample onsite parking split between 125 basement bays and 83 open bays, and the building has full back-up power. The office building is conveniently accessible from both Grayston Drive and Sandown Valley Crescent.The building has recently been upgraded, both externally and internally and on the ground floor there is a balcony that runs along the one side of the building. The offices are currently in a white box condition with a few pause areas still intact.For more information on the building please do not hesitate to contact me.

## Unit information

| | |
|---|---|
| Monthly rental | **R 954 770,10** |
| Gross lettable area | **5,834 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 163,65 / m²** |
| Net rental | Rate: **R 130,00 / m²** |
| Assessment rates | Rate: **R 32,28 / m²** |

## Levies & Fees

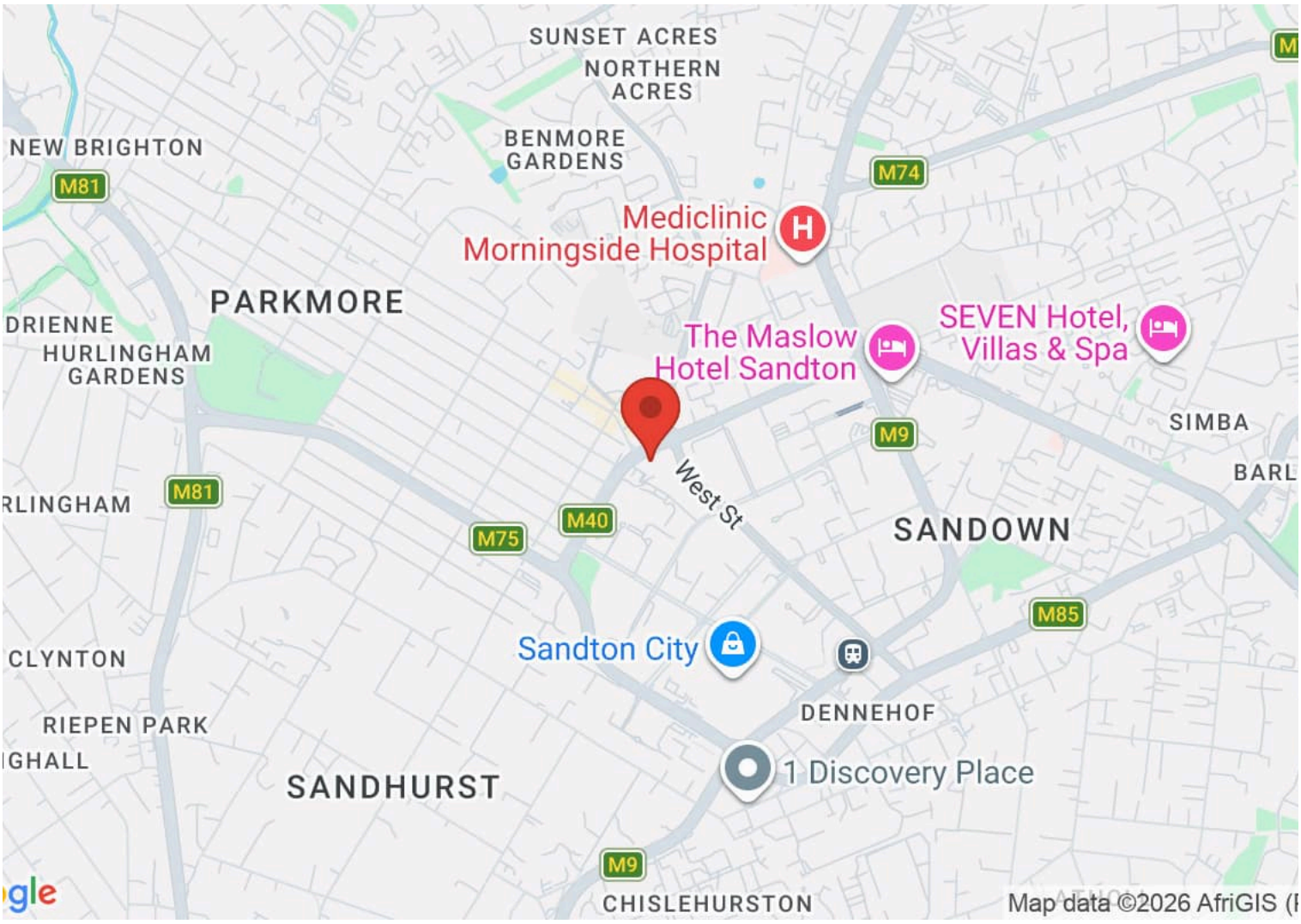
| | |
|---|---|
| Levies park CID | Rate: **R 1,23 / m²** |

## Additional Features

| | |
|---|---|
| Balconies | Size: **685 m²** |

## Parking

| | |
|---|---|
| Basement | **R 800.00 per bay** |
| Open | **R 650.00 per bay** |




# Get in touch



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