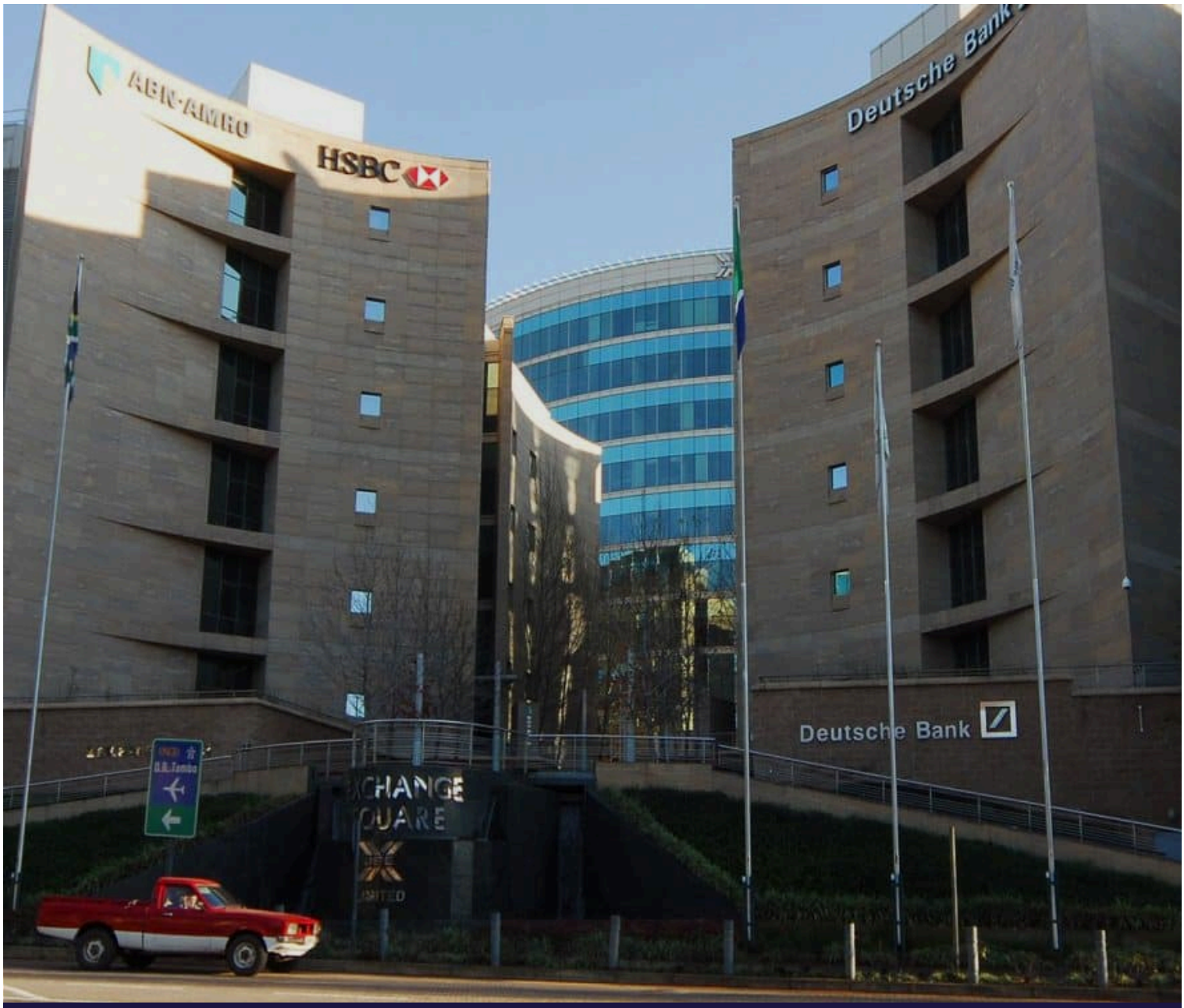



# To Let

## HSBC Bank The Whole building

85 Maude Street, Sandown, Sandton, Gauteng, 2031

https://www.cwbroll.co.za

# The Building

## HSBC Bank

The HSBC Bank building on Maude Street in Sandown, Sandton is a modern A  grade office property designed to meet the needs of corporate tenants in Johannesburg's premier business district. With a gross lettable area of just over 7,800 square meters, the building offers flexible space that can accommodate either a single occupier or multiple tenants. Its architecture emphasizes clean lines and high  quality finishes, creating a professional environment that reflects the prestige of its location. The property is supported by ample parking, including more than 340 basement bays and a handful of open bays, ensuring convenience for staff and visitors. Accessibility has been carefully considered, with wheelchair  friendly features integrated throughout. Positioned within walking distance of Sandton City Mall and the Gautrain station, the building provides excellent connectivity to retail, transport, and hospitality amenities. Surrounded by restaurants and other commercial landmarks, it stands as a well  situated hub for international banking and investment operations, combining functionality with a prime address in the heart of Sandton.

**Features**
A-Grade commercial space | Multiple or single tenant accommodation | High-end finishes | Modern design | Ample parking | Wheelchair accessible | Walking distance to Sandton Mall |

## Building information

| | |
|---|---|
| Gross Lettable Area | **7,803 m²** |
| Grade | **A* Grade** |
| Building sector | **Office** |






# The Space

**7803m2 Office Space To Let Sandown Sandton**

2 Exchange square, 85 Maude Street, Sandown, Sandton This A-grade building is home to one of the leading global investment banks and has high end quality finishes. The property is well maintained and can accommodate a single or multiple tenants. The property is well located and is surrounded by various restaurants and is within walking distance to the Sandton City shopping mall and the Gautrain Sandton station. This entire property is available To Let. 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 1 251 211,05** |
| Gross lettable area | **7,803 m²** |
| Listing sector | **Office** |
| Available | **Immediate** |
| Minimum period | **12 months** |

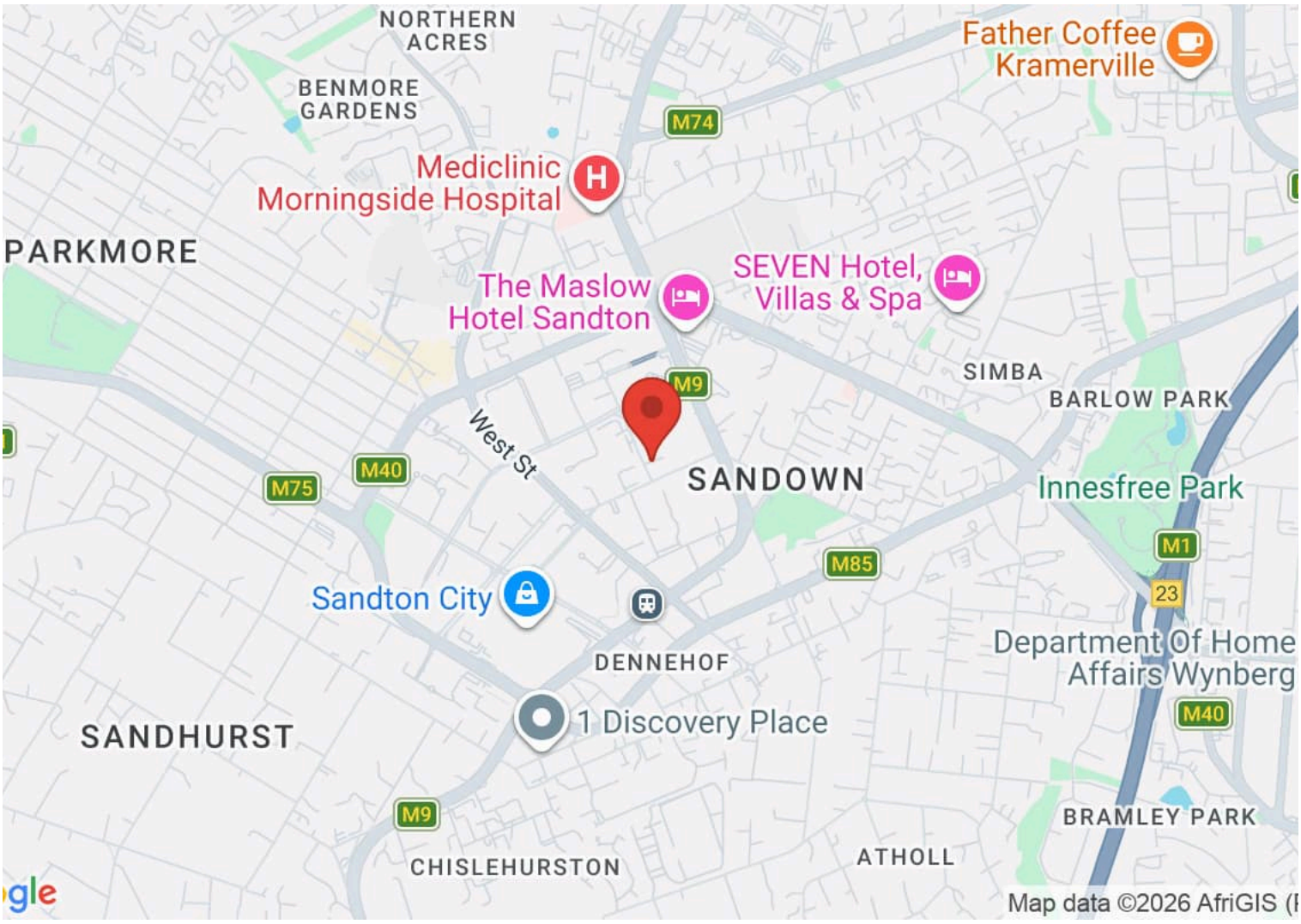
# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 160,35 / m²** |
| Net rental | Rate: **R 140,00 / m²** |
| Assessment rates | Rate: **R 20,18 / m²** |

## Parking

| | |
|---|---|
| Basement | **R 850.00 per bay** |
| Open | **R 700.00 per bay** |




# Get in touch



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