

GROWTHPOINT  
PROPERTIES



31  
Impala  
Chislehurst





## 31 Impala: Green landscaped office park

31 Impala is located in a well-established, low-rise, office park and is one of four free-standing buildings that enjoys a central location, close to the Sandton CBD. The building has easy access to the Sandton CBD and all the major amenities it has to offer. The office park is located on the quiet and peaceful Impala Road and set amongst beautiful and serene landscaped gardens. This allows the building to offer all the perks of being in a business CBD at affordable prices while still being out of the rush and congestion of the CBD.



New shopping mall being developed in the area



Walking distance to food offerings



24hr Security



Close to Sandton City Shopping Centre



Close to the Gautrain



Back-up water

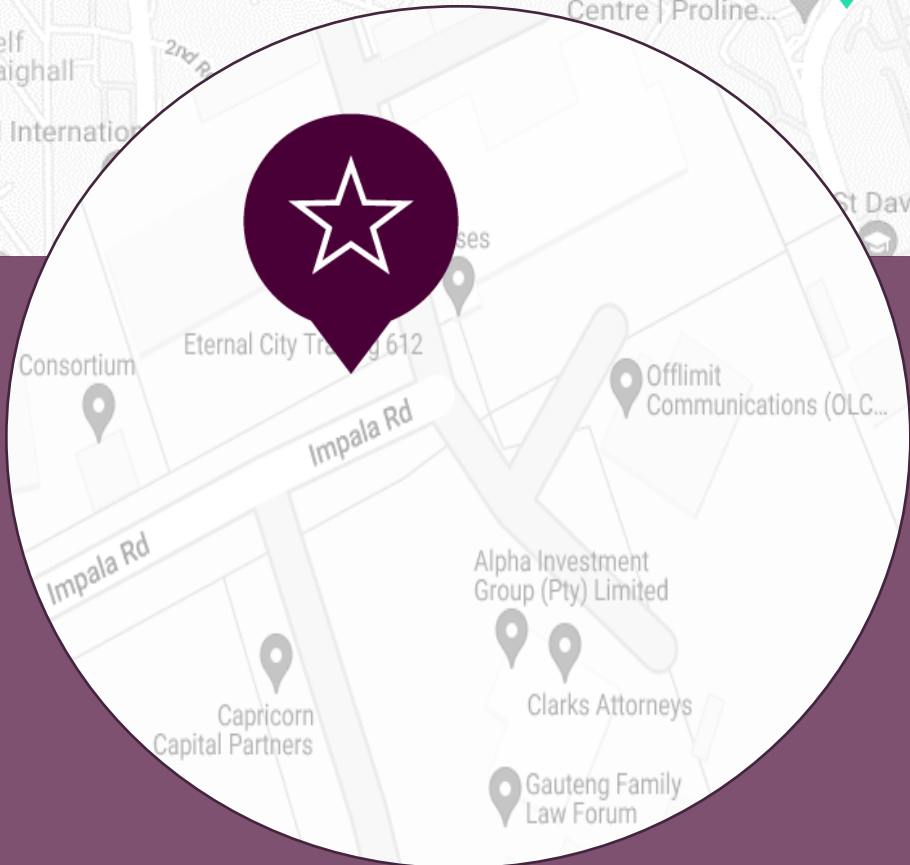
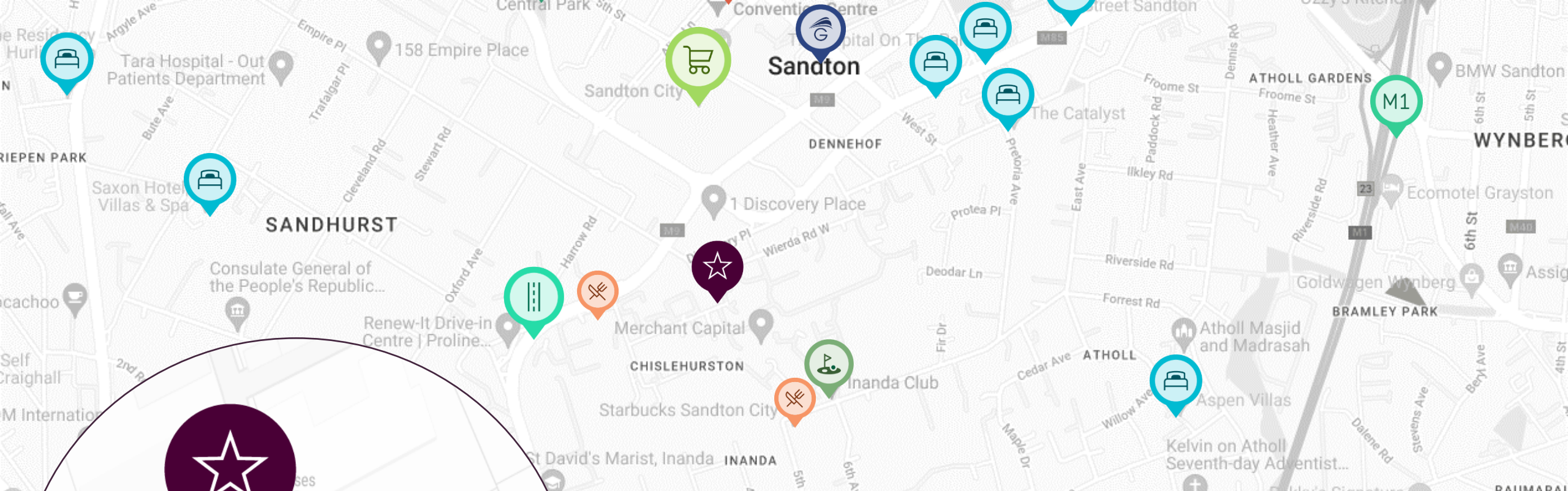


Green garden areas



Close to Sandton padel courts





## Location

This office park is ideally located to maximise access to all amenities the Sandton CBD has to offer with the benefit of being out of the congestion with easy access to the highway and main arterial roads in the area.



Many 5 Star hotels in the area



Close to the M1 highway



Sandton City shopping centre



Burger King - 150m with many other local eateries



Close to the Gautrain Station



Bus stops





**EXTERIORS**

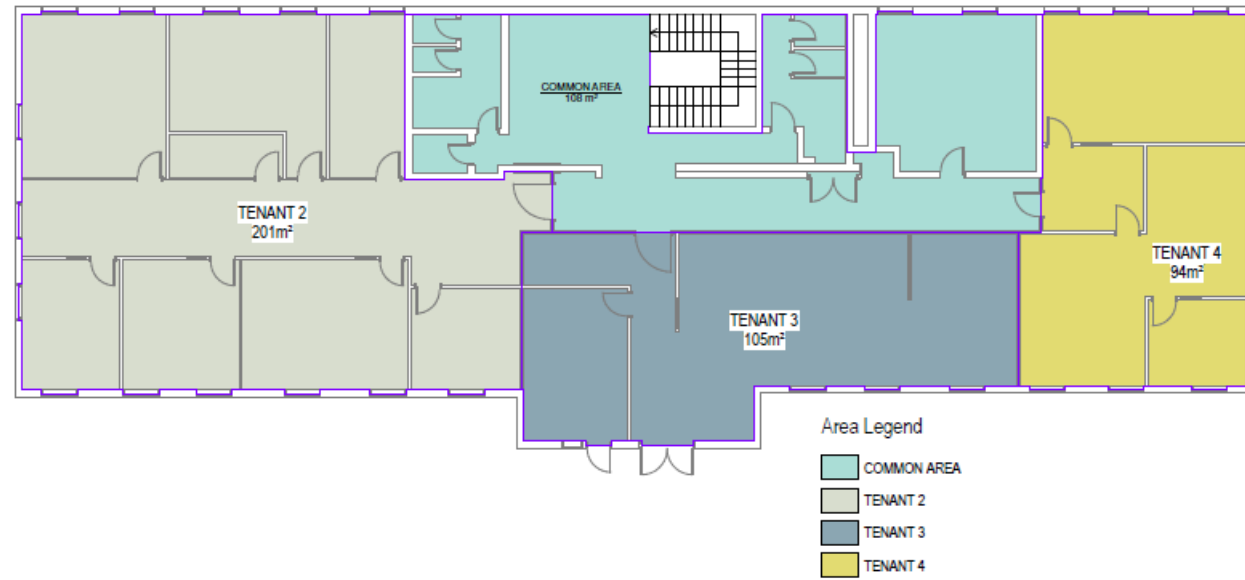
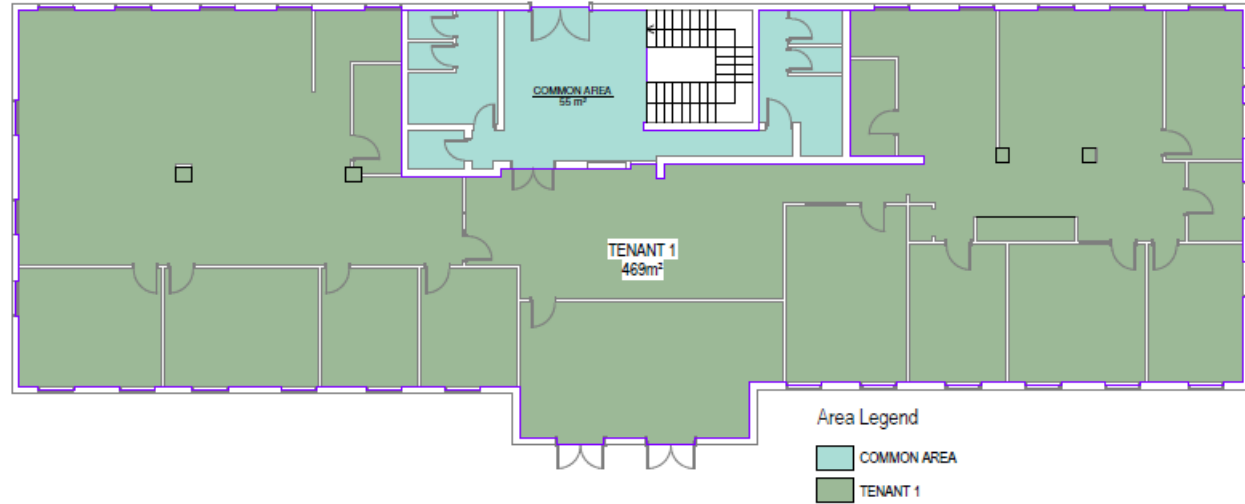


# Typical Floorplan

31 Impala, Chislehurst,  
Sandton

Portion - First Floor

201m<sup>2</sup>



## Vacancies

### Portion First Floor

Size of space	201.00m <sup>2</sup>
Gross Rental	R110.00/m <sup>2</sup>
Net Rental	R61.10/m <sup>2</sup>
Assessment Rates	R31.70/m <sup>2</sup>
Operating Costs	R17.20/m <sup>2</sup>
TIA	3 year R990.00/m <sup>2</sup>
	5 year R1,650.00/m <sup>2</sup>

#### Notes:

Space has fit out and can be taken as is

## Property Charges

### Parking

Parking Ratio	4 bays/100m <sup>2</sup>
Basement	R600/bay/month
Covered	R500/bay/month
Shaded	R500/bay/month
Open	R400/bay/month

### Levies

Storage	R60/m <sup>2</sup> /month
Balcony	R45m <sup>2</sup> /month
Water back-up	R0/month
Generator back-up	R4.86/m <sup>2</sup> /month



# GROWTHPOINT PROPERTIES

Growthpoint Properties, the largest South African primary REIT listed on the JSE, is an international property company with assets in South Africa, Eastern Europe, Australia and the UK. Committed to creating space to thrive, we own and manage a diversified portfolio of over 500 property assets, locally and internationally.



JSE listed since  
**1987**

**FTSE4Good**  
Emerging Index since  
2017

**Largest**  
South African  
Primary listed  
REIT

**500+**  
buildings

**178,8 BN**  
Group property  
assets

**Best** corporate  
governance  
practice



FTSE/JSE  
**Top40**  
Company

**50%** Ownership of  
V&A Waterfront  
Cape Town

uninterrupted  
dividend  
**growth**  
to date



FTSE/JSE  
Responsible  
Index since  
**2009**

**Transparent**  
reporting

**Level 1**  
B-BBEE  
Contributor



**+ 8 million sqm**  
of space



**Quality**  
portfolio  
diversified  
across sectors  
and geographies



space to thrive

**GROWTHPOINT**  
PROPERTIES



Contact leasing consultant

**Dylan Newton**

+27 87 353 4704

dnewton@growthpoint.co.za

[growthpoint.co.za/space-to-let/](https://growthpoint.co.za/space-to-let/)



**Johannesburg:**

The Place, 1 Sandton  
Drive, Sandton  
011 944 6000



**Durban:**

4th Floor, Lincoln on The  
Lake, 2 The High Street,  
Parkside, Umhlanga Ridge  
031 584 5100



**Cape Town:**

4th Floor, MontClare  
Place, Main Road,  
Claremont  
021 673 8400