



# 70 Grayston Sandton



GROWTHPOINT  
PROPERTIES







## 70 Grayston: Centrally located with beautiful views

An iconic property situated in the hub of Sandton, 70 Grayston offers exceptional exposure, appealing to both smaller clients or clients seeking an entire floor in the building.



Full generator back-up



Close to the Gautrain



Many high-end restaurants in the area



Back-up water



On the Gautrain bus route



Close to a variety of hotels



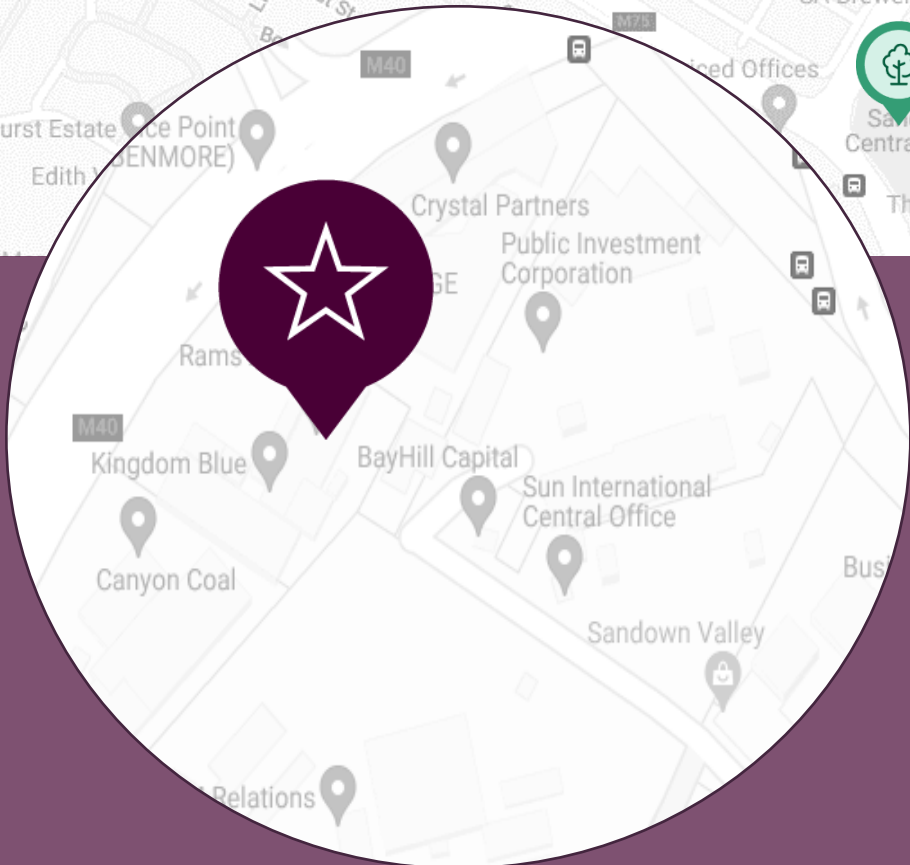
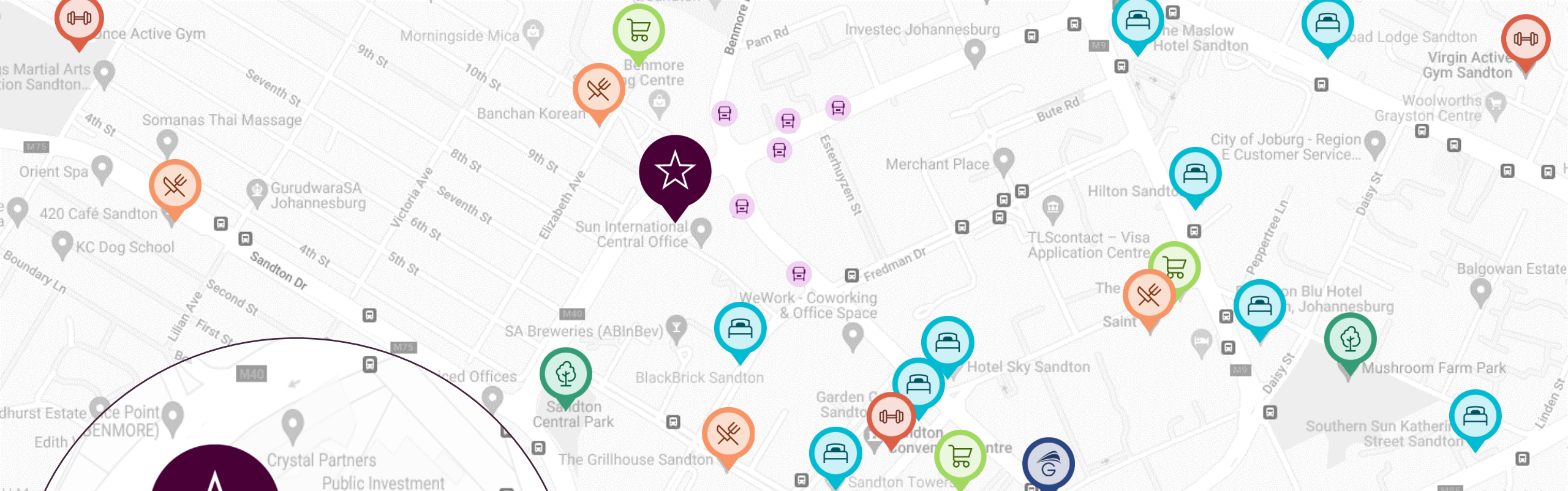
Opposite Benmore Centre and close to Sandton City



Two entrances

The building offers lots of light and easy access to both Grayston Drive and Sandown Valley Crescent, and every office has a balcony with a view





## Location

This office building is ideally located to maximise access to all amenities the Sandton CBD has to offer while enjoying easy access to all major roads to navigate traffic and exit the CBD through the suburbs of Grayston, Benmore or Parkmore.



Many 5-star hotels in the area



Close to Benmore and Sandton City shopping centre



Close to the Gautrain Station



Virgin Active gym, Alice Lane





# INTERIORS







## EXTERIORS





# Typical Floorplan

70 Grayston Drive,  
Sandton

## Spaces available

Portion - Ground Floor	272m <sup>2</sup>
Portion - First Floor	683.02m <sup>2</sup>
Portion - Third Floor	714.66m <sup>2</sup>



## Vacancies

### Portion Ground Floor

Size of space	272m <sup>2</sup>
Gross Rental	R120.00/m <sup>2</sup>
Net Rental	R57.04/m <sup>2</sup>
Assessment Rates	R28.53/m <sup>2</sup>
Operating Costs	R34.43/m <sup>2</sup>
TIA	3 year R1,035.00/m <sup>2</sup>
	5 year R1,725.00/m <sup>2</sup>

**Notes:** Space has great fit out and can be taken as is

### Portion First Floor

Size of space	683.02m <sup>2</sup>
Gross Rental	R115.00/m <sup>2</sup>
Net Rental	R52.04/m <sup>2</sup>
Assessment Rates	R28.53/m <sup>2</sup>
Operating Costs	R34.43/m <sup>2</sup>
TIA	3 year R1,035.00/m <sup>2</sup>
	5 year R1,725.00/m <sup>2</sup>

**Notes:** Space has great fit out and can be taken as is

### Portion Third Floor

Size of space	714.66m <sup>2</sup>
Gross Rental	R115.00/m <sup>2</sup>
Net Rental	R52.04/m <sup>2</sup>
Assessment Rates	R28.53/m <sup>2</sup>
Operating Costs	R34.43/m <sup>2</sup>
TIA	3 year R1,035.00/m <sup>2</sup>
	5 year R1,725.00/m <sup>2</sup>

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## Property Charges

### Parking

Parking Ratio	4 bays/100m <sup>2</sup>
Basement	R800/bay/month
Open	R600/bay/month

### Levies

Storage	R65/m <sup>2</sup> /month
Balcony	R45m <sup>2</sup> /month
Water back-up	R0/month
Generator back-up	R4.04/m <sup>2</sup> /month
CID	R1.65/m <sup>2</sup>



# 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.



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dividend  
**growth**  
to date



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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