

# 96 Rivonia The Central, Sandton





## Unlock the potential of space

A space is more than its surface area and walls; it's a canvas for human experience. More than structure and aesthetics, spaces enable connections and inspire. Spaces engage us; they are sensory and invite interaction. They draw us in and influence our wellbeing. Spaces hold history. They can be imagined and reimaged. At Investec Property, we don't just look at how a space is, but at how it can be and what it can bring to people's lives.

We see the value it holds and the opportunities it presents.

We see the potential of space.

## Location

We get the fundamentals right. Everything we've achieved is built on the understanding that location is strategic. Once we have the right location and understand the context of the space, we begin to imagine how we can repurpose it to its full potential. Then, we create a sought-after environment that both complements and adds to its surrounds. It's how we develop quality assets that hold value and deliver attractive long-term returns.

## Relation

We engage with our stakeholders and tenants to understand their requirements now, and we anticipate how these might change in future. From this knowledge, we evolve spaces so that they work optimally for our occupiers. We also prioritise the preservation of sound covenants to ensure low vacancies. By valuing and investing in human connections, we maximise long-term wealth creation and extract value for our stakeholders.

## Innovation

We innovate to realise the potential of space and collaborate with new partners, shifting the emphasis from assets to experiences that meet our clients' needs.

# 96 Rivonia The Central, Sandton

Vacancy	Office space
329m <sup>2</sup>	Ground floor
963m <sup>2</sup>	1st Floor
1 236m <sup>2</sup>	2nd Floor
1 236m <sup>2</sup>	3rd Floor
1 827m <sup>2</sup>	5th Floor
1 816m <sup>2</sup>	6th Floor
Gross rental	R225/m <sup>2</sup>

- P-Grade building with energy efficiencies
- Full back-up power and water
- Immediate access to Gautrain Station, Sandton City retail, and hotels.





## Overview

The Central is perfectly positioned in the heart of the Sandton CBD. Located on the corner of Rivonia Road and Johan Ave, the building is directly opposite Sandton City Shopping Centre and 100 metres from the Sandton Gautrain Station.

Elements of old and new architecture inspired the leading-edge design, which symbolises strategic order and balance. Innovations in energy conservation also informed the blueprint – Investec Property used green initiatives to capture natural light and promote natural ventilation. The Central has excellent finishes, great connectivity and ample parking. This hard-to-beat business environment attracted leading law firm Werksmans Attorneys, who made it their head office. Werksmans occupies 12,500m<sup>2</sup> of the 22,000m<sup>2</sup> building.

### **Key building information**

Classification P Grade offices  
Total building GLA 21 405m<sup>2</sup>  
Typical floor plate size 1 600m<sup>2</sup>  
Parking ratio 4 bays per 100m<sup>2</sup>

# Locality map



## Rebirthing Sandton Central

The Central is the office component of a 100,000m<sup>2</sup> mixed-use block between Rivonia Road, Katherine Street, Fifth Street and Pybus Road. It's diagonally opposite Sandton City shopping mall and a four-minute walk from Sandton Gautrain station.

The subject property is part of the Sandton precinct that is directly linked by the intensive Bus Rapid Transport route and Gautrain feeder buses transport network. The land has zoning rights for office, retail, residential and hotel developments.

## Quality anchor tenant for a premium building

Werksmans have long been part of the South African legal landscape and are now looking to the future. The design by Masterworx architects reflects the firm's dynamism, long history and future strategies.

A five-storey traditional stone base and a contemporary glass projection represent a merging of establishment and progression. The address also gives Werksmans much needed space to expand.

The design quality and location is attracting other forwardthinking companies, and the vibrancy and dynamism of the area continue to grow. We've created separate entrances and parking for other tenants of The Central.





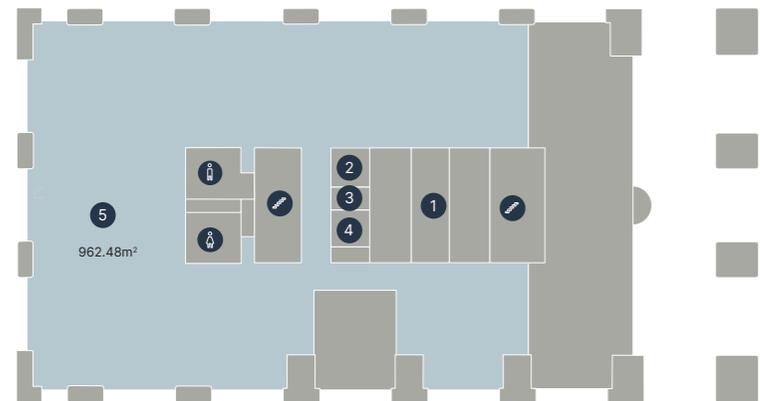
# Ground floor



## Key

- 1 Lobby
- 2 Firemans lobby
- 3 Common area
- 4 Vacant space
- 5 Tennanted space
- 6 Tennanted space

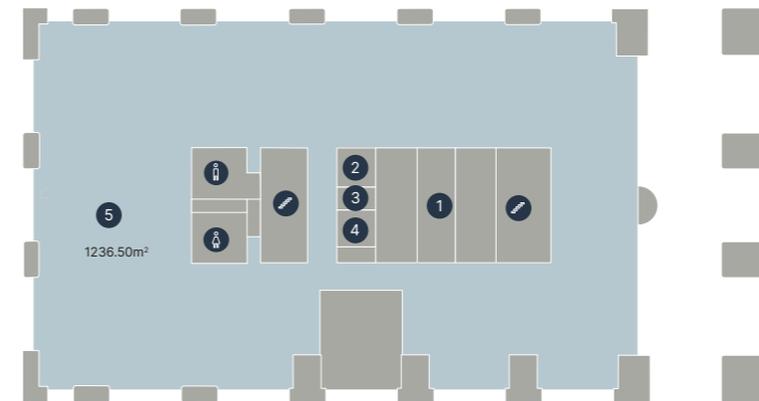
# First floor



## Key

- 1 Lobby
- 2 Firemans lobby
- 3 Janitor
- 4 DB room
- 5 Vacant spaces

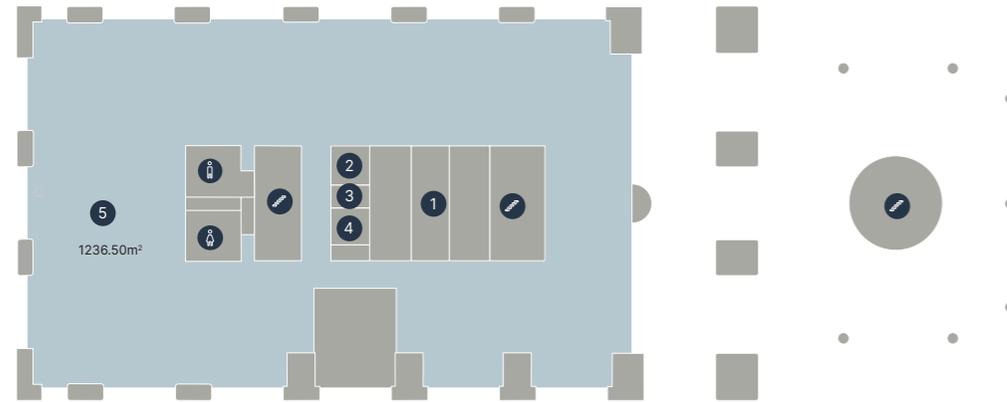
# Second floor



## Key

- 1 Lobby
- 2 Firemans lobby
- 3 Janitor
- 4 DB room
- 5 Vacant spaces

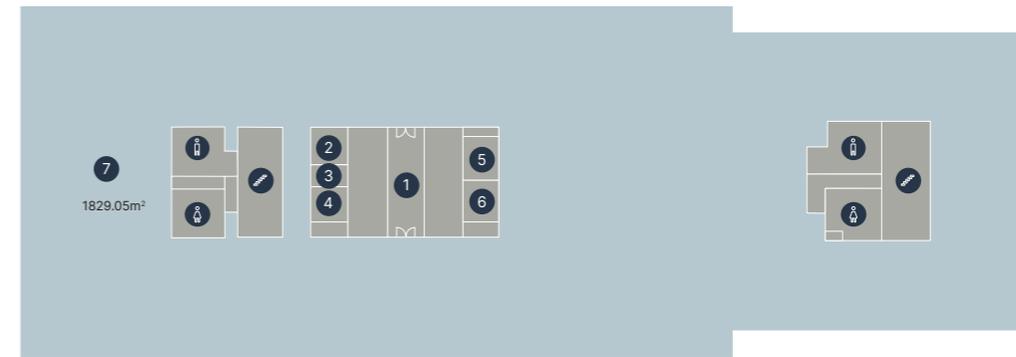
# Third floor



## Key

- 1 Lobby
- 2 Firemans lobby
- 3 Janitor
- 4 DB room
- 5 Vacant spaces

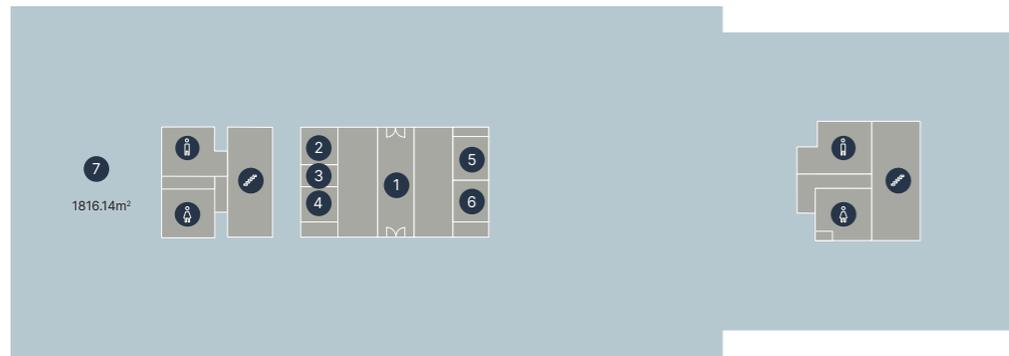
# Fifth floor



## Key

- 1 Lobby
- 2 Firemans lobby
- 3 Janitor
- 4 Storeroom
- 5 IT room
- 6 DB room
- 7 Vacant spaces

# Sixth floor



## Key

- ① Lobby
- ② Firemans lobby
- ③ Janitor
- ④ Storerroom
- ⑤ IT room
- ⑥ DB room
- ⑦ Vacant spaces

# Contact

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