

4 Sandown Valley Crescent, 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.

4 Sandown Valley, Sandton

Vacancy	Office space
770m ²	First floor north
789m ²	First floor south
793m ²	Third floor north
794m ²	Fourth floor north
Gross Rental	R165/m ²

- Seattle Coffee Bar
- Communal meeting rooms and workspace areas
- Back up generator and water
- Shower and change room facilities





Overview

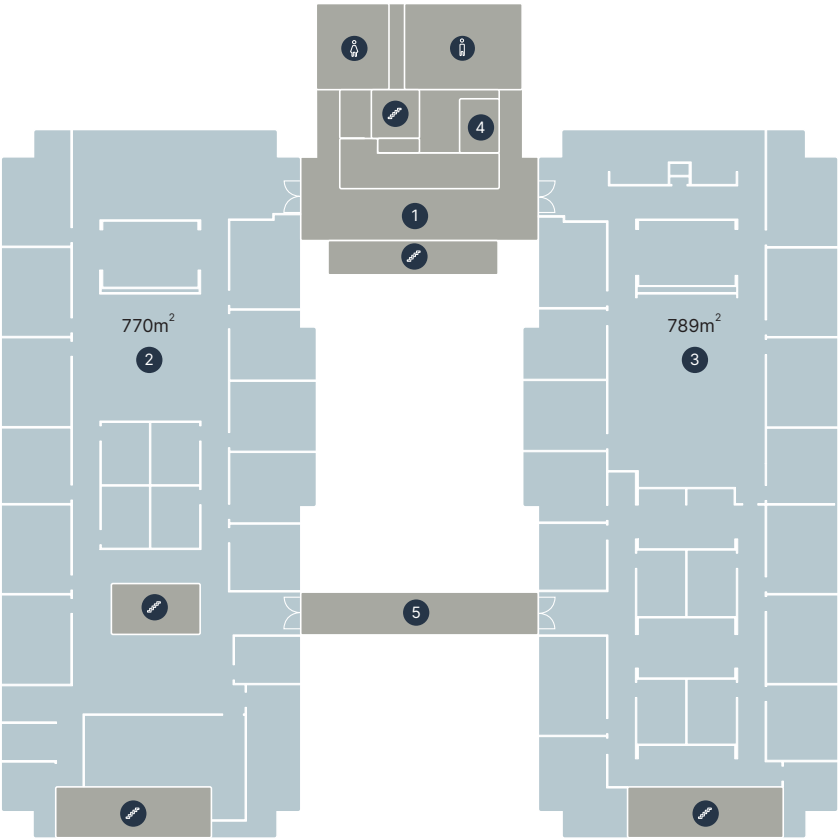
This building comprises 11 000 square meters of office space that sits atop a 4 level parking podium. This gives the building a commanding presence, which is reinforced by the distinctive V-shaped columns on the West Street ground floor edge. The communal spaces are completed by new meeting room and workspace areas, along with a new Seattle Coffee Bar, which are for the exclusive use of the tenants.

The linking bridges between the floor plates allow for flexibility and ease of orientation for day-to-day circulation. With a coffee bar that is committed to providing a plentiful mix of nutritious food choices and glass surfaces that are designed to capture the dramatic Joburg sky, this is the perfect multifunctional space for your business.

Locality map



First floor

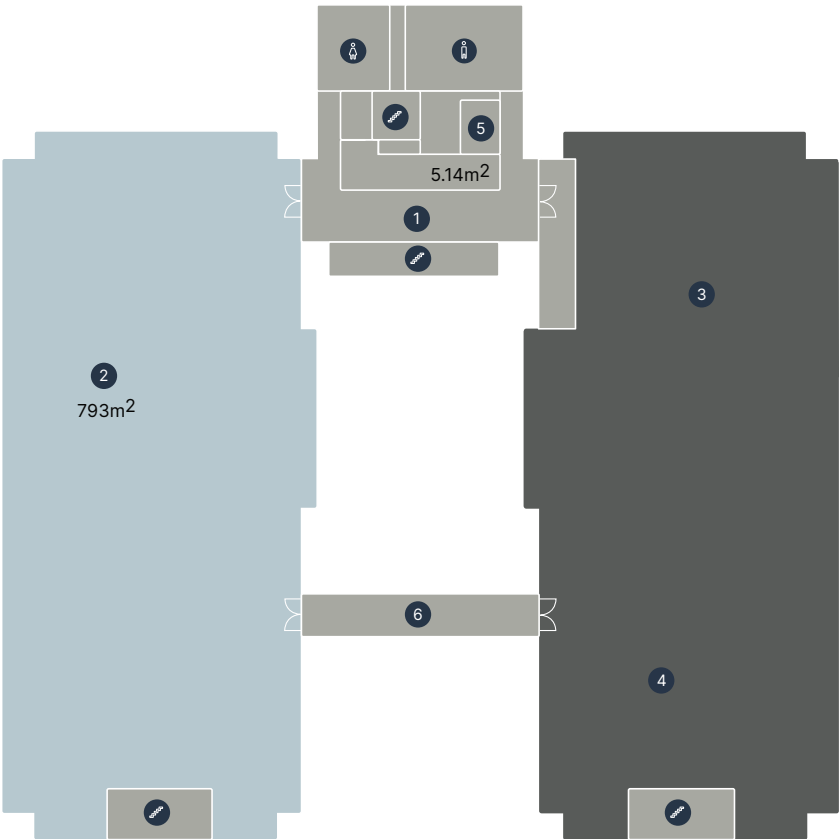


Key

- 1 Lobby
- 2 Vacant
- 3 Vacant
- 4 Common kitchen
- 5 Walkway bridge

Total rentable area 1 559m²

Third floor

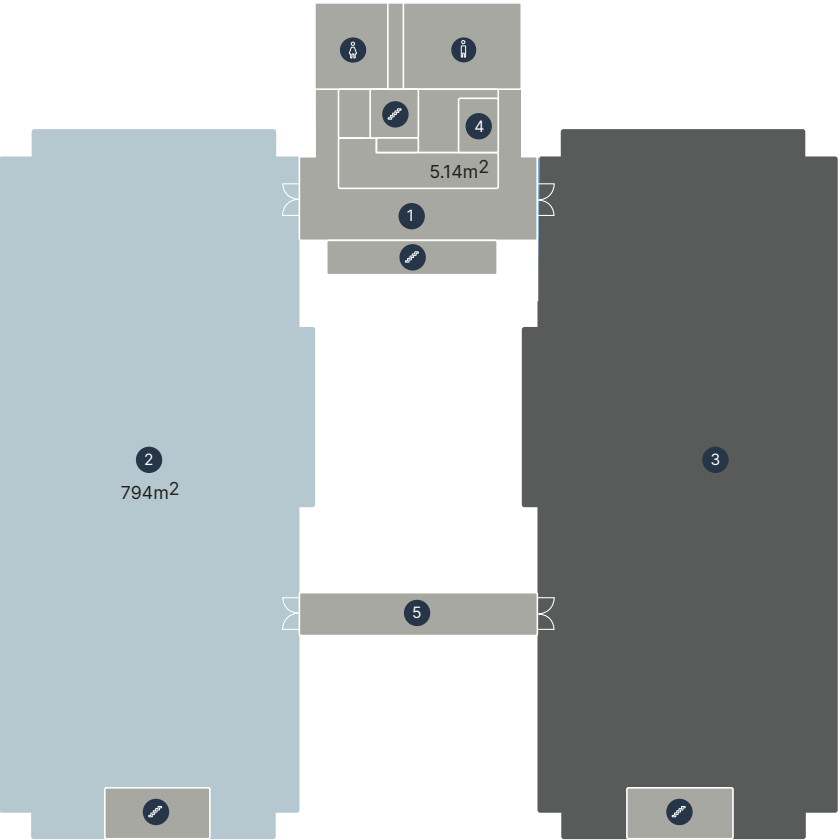


Key

- 1 Lobby
- 2 Vacant
- 3 Tenanted
- 4 Tenanted
- 5 Common kitchen
- 6 Walkway bridge

Total rentable area 793m²

Fourth floor



Key

- 1 Lobby
- 2 Vacant
- 3 Tenanted
- 4 Common kitchen
- 5 Walkway bridge

Total rentable area	794m ²
---------------------	-------------------





Contact

Simon King

Asset Manager

083 318 1254

simon.king@investec.co.za

Dennis Helyar

Leasing

083 604 0535

dennis.helyar@investec.co.za

investecpropertyfund.com



This brochure is issued by Investec Property (Pty) Ltd, as manager of Investec Property Fund Limited. The information contained in this document has not been independently verified. Accordingly, no representation or warranty express or implied, is being made or given as to the accuracy or completeness of the information or opinions and no responsibility is accepted for any such information or opinions. The information contained in this document is subject to completion, revision, verification and amendment without notice. This document is confidential and may not be reproduced (in whole or in part) or be disclosed to any third party without the prior written consent of Investec Property Proprietary Limited. Investec Property (Pty) Ltd, a company incorporated in South Africa, registration number 1947/025753/07. A member of the Investec Group and manager of Investec Property Fund Ltd. Investec Property Fund Limited, a company incorporated in South Africa with registration number 2008/011366/06, is a South African Real Estate Investment Trust (REIT), which listed on the Johannesburg Stock Exchange (JSE) in the Real Estate Holdings and Development sector. It is not collective investment scheme in terms of the Collective Investment Schemes Control Act No. 45 of 2002.