

**RENTAL  
PURCHASE**

Unit Currently available.  
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Upper Grayston Office Park is situated within the heart of the greater Sandton office node, adjacent to the Katherine Street off ramp onto the M1 highway. The Upper Grayston Office Park consists of several erven measuring 22500m<sup>2</sup> comprising virtually the entire block circumscribed by Anne Crescent. In addition Portion 12, currently utilized as a hostel despite being owned by third parties, will fall under the general banner of the Upper Grayston Office Park and share common fencing, security systems and a common architecture.

**SALE SCHEDULE FOR UNIT 1, GROUND FLOOR**

Unit 1	Area	Balcony	B'ment	Tandem	Shade	Open	TOTAL
Ground floor	229	38	5	2	1	2	R 4 300 000

Current lease expires on the 31st of December 2018

Office Park has access control, a generator and water tanks

**RENTAL SCHEDULE FOR SHARED UNIT 6, FIRST FLOOR**

Unit	Area	R/m2	Balcony	R/m <sup>2</sup>	B'ment	R/bay	Shade	R/bay	Open	R/bay	Total
Area 2	160	120	10	20	5	650	2	550	2	450	24650
Operating costs		23.72									3795.20
Rates		22.82									3651.20
											31915.60

Gross rental R166.54/m<sup>2</sup>

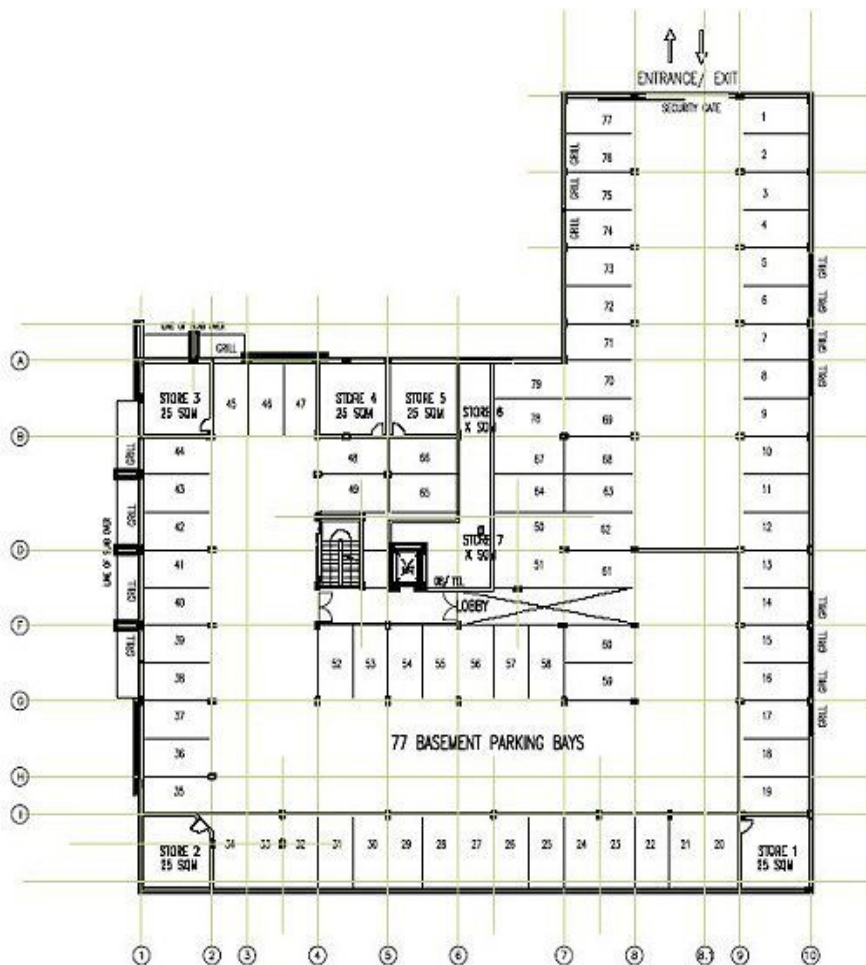
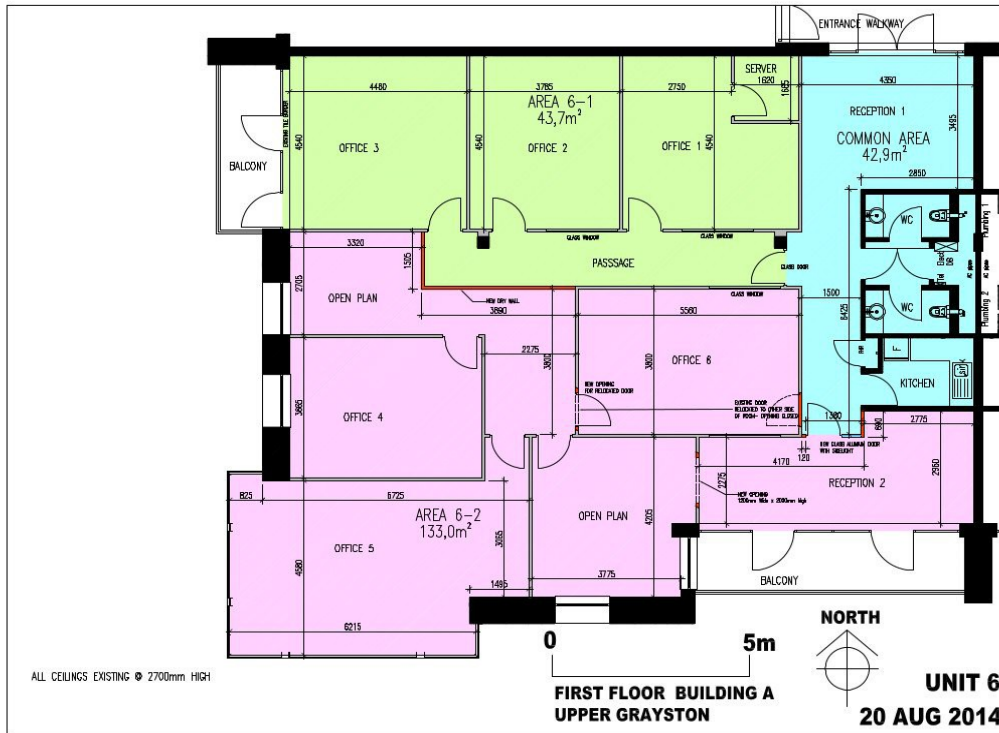
Excludes Vat, water, electricity, sewer, refuse removal and diesel.

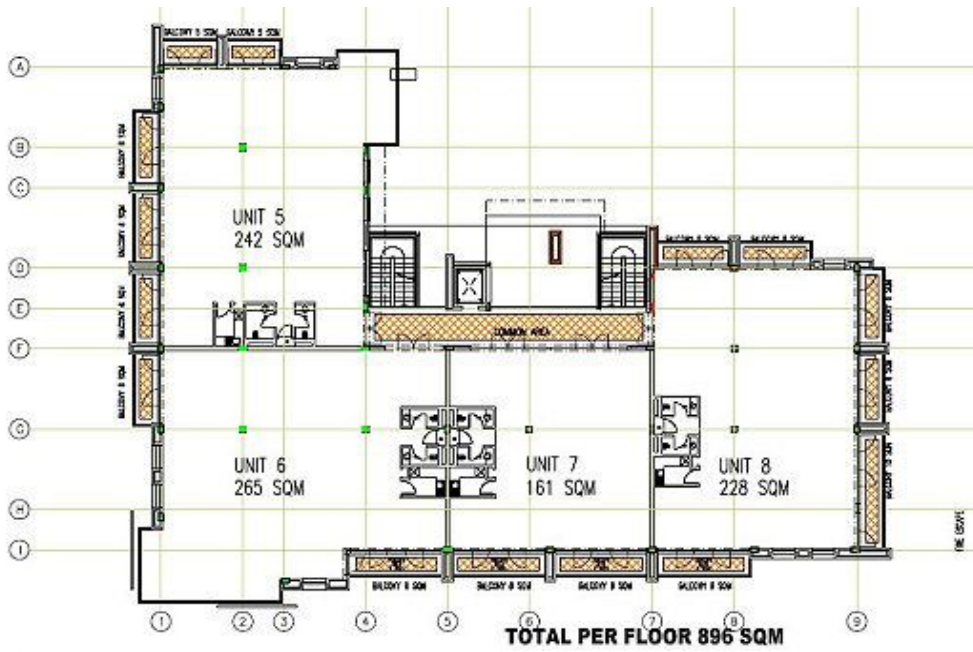
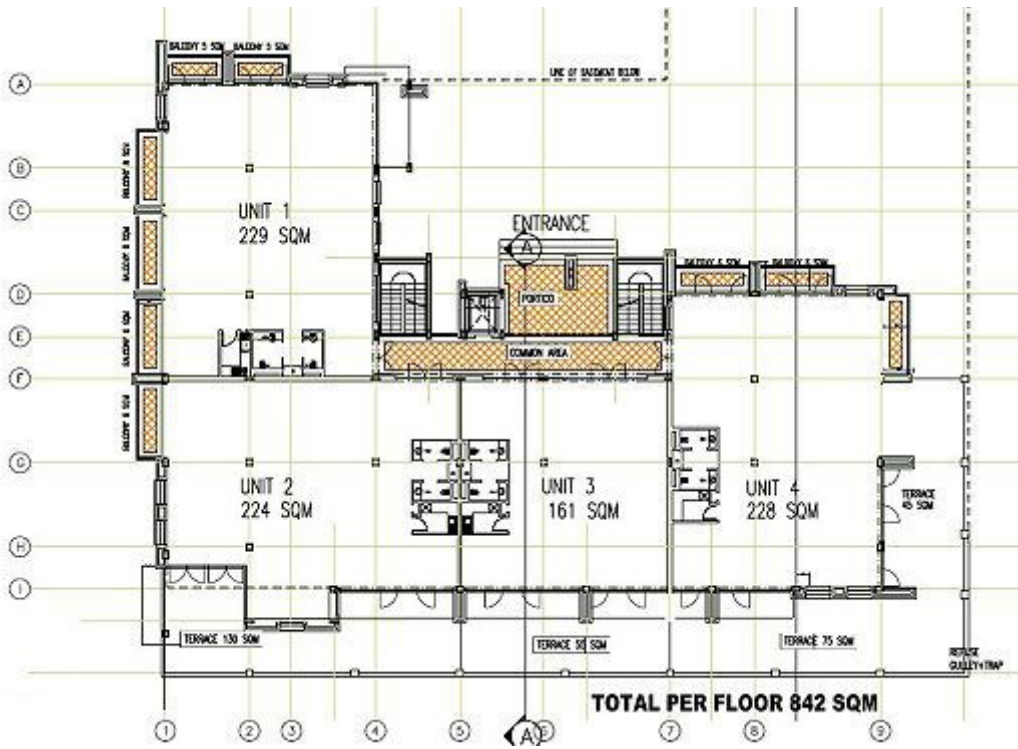
Available from the 1st of January 2018.

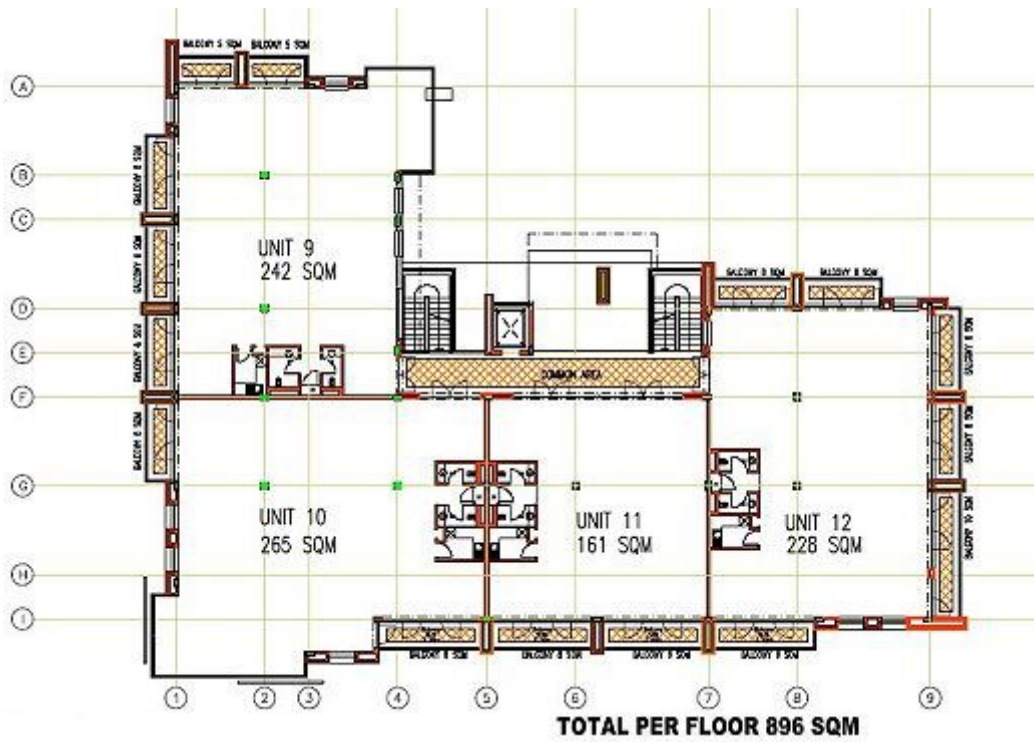
Operating costs and Rates charged as actual - these increase mid-2018

# FLOOR PLANS

## Block A - first floor - shared office







## BUILDING PICTURES





# LOCATION and SITE PLANS

