



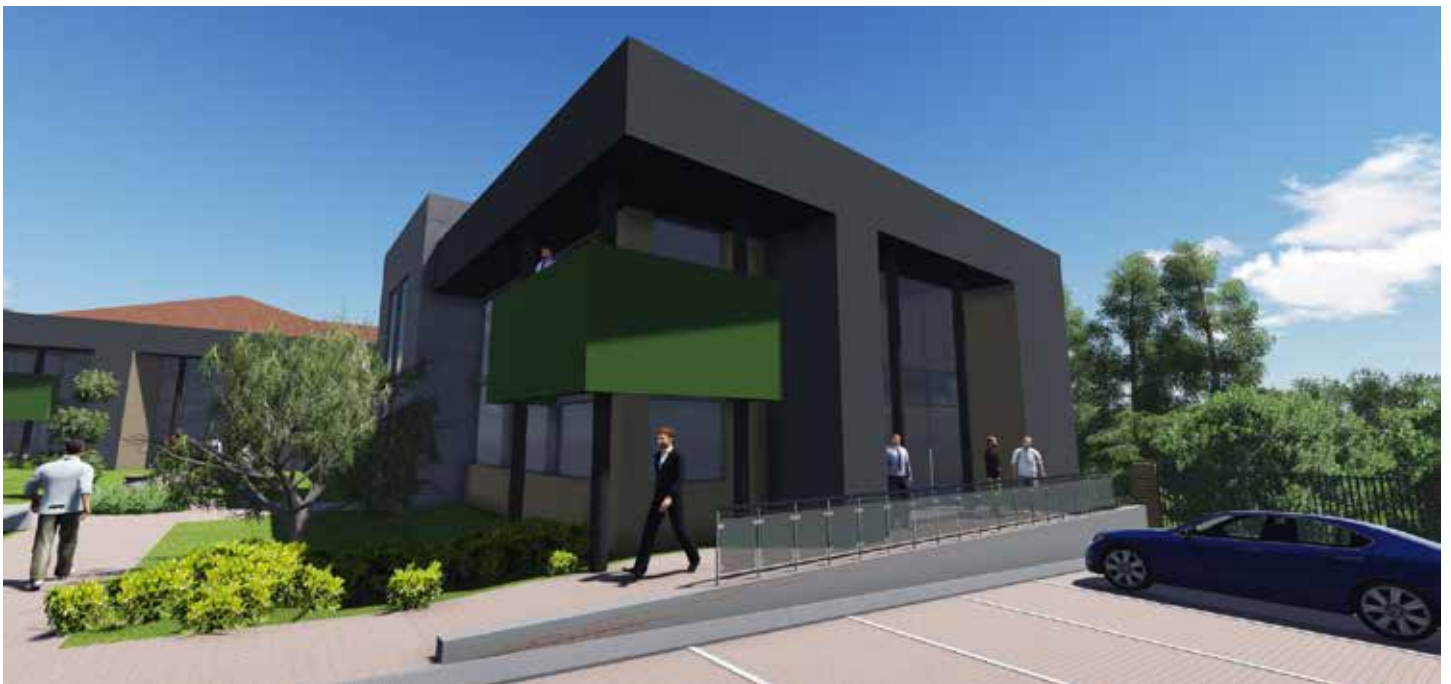
106

Johan Avenue
sandton



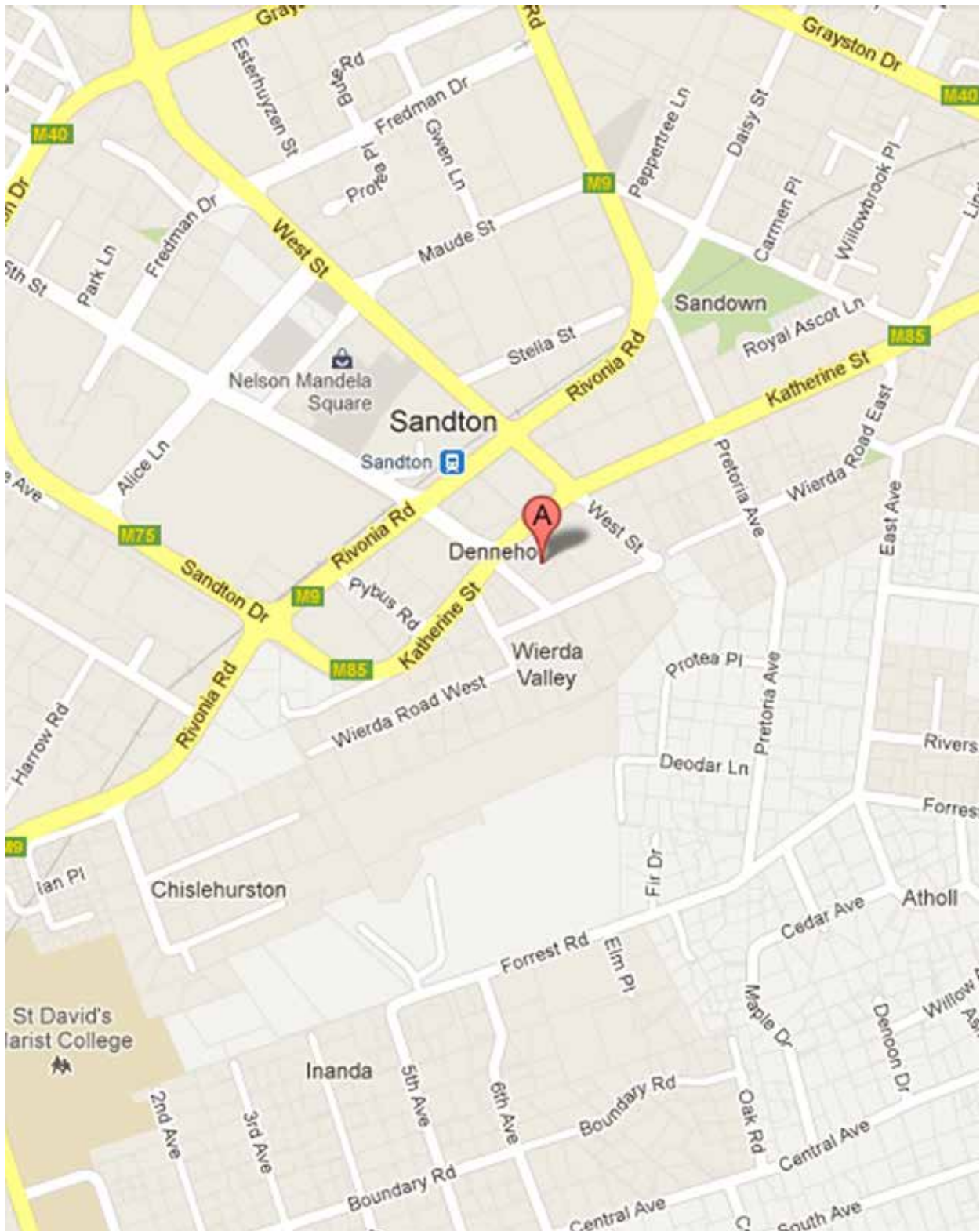
The offices are conveniently situated in the prestigious node of Sandton, the financial hub and premier business centre of Johannesburg. Johan Avenue is ideally located with easy access to the M1 and N3 highways, and a short walk to the Sandton Gautrain Station.

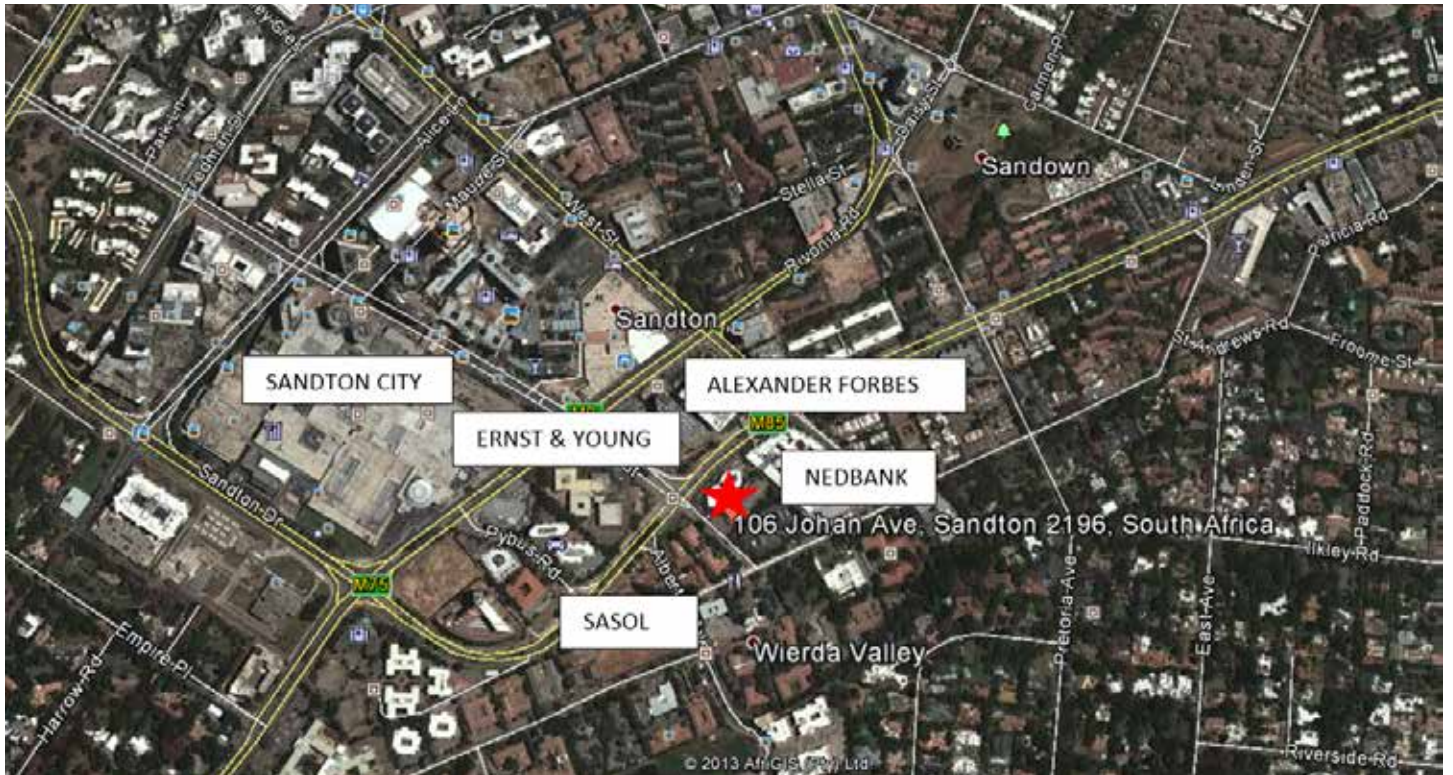
The perimeter is fully secured with on site security, and ample visitors and tenant parking.



www.cavaleros.co.za
011 622 3026
marcia@cavaleros.co.za











Erf Description:	Address:	Erf Extent:	GLA: Can be sub-divided as follows:		Parking Bays:	
Erf 15 Dennehof Ext 1	106 Johan Avenue Wierda Valley Sandton	3,965m ²		2,157m ²	53 basement	R 600.00
			Ground Floor	531m ²	39 open	R 350.00
			Ground Floor	525m ²		
			First Floor	1,101m ²		

Nett Rental (R/m ²)	Operational Costs (R/m ²)	Gross Rental (R/m ²)	Escalation	Lease Period
R 98.50	R 21.50	R 120.00	9%	3 to 5 years

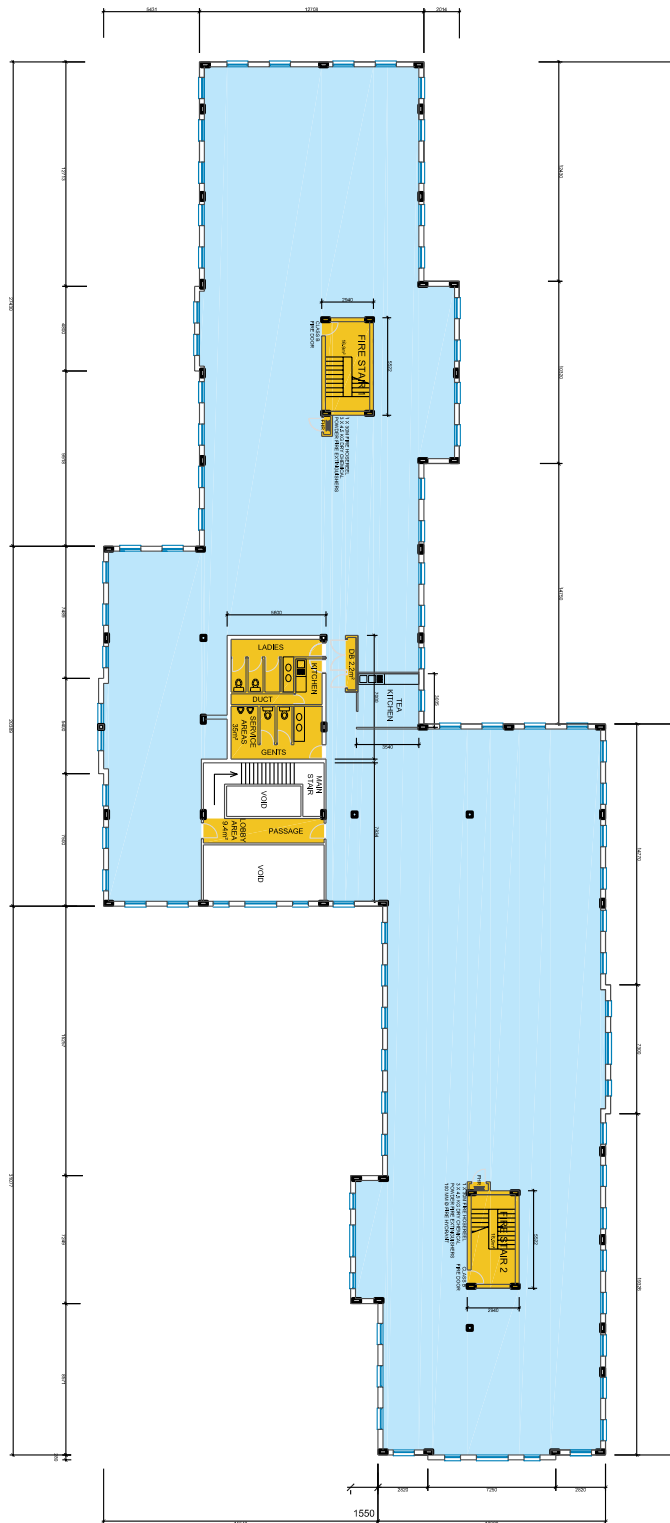




FIRST FLOOR

AREAS:

- LETTABLE AREA 03: 1101M²
- COMMON AREA: 80M²
- TOTAL USABLE AREA: 1181M²

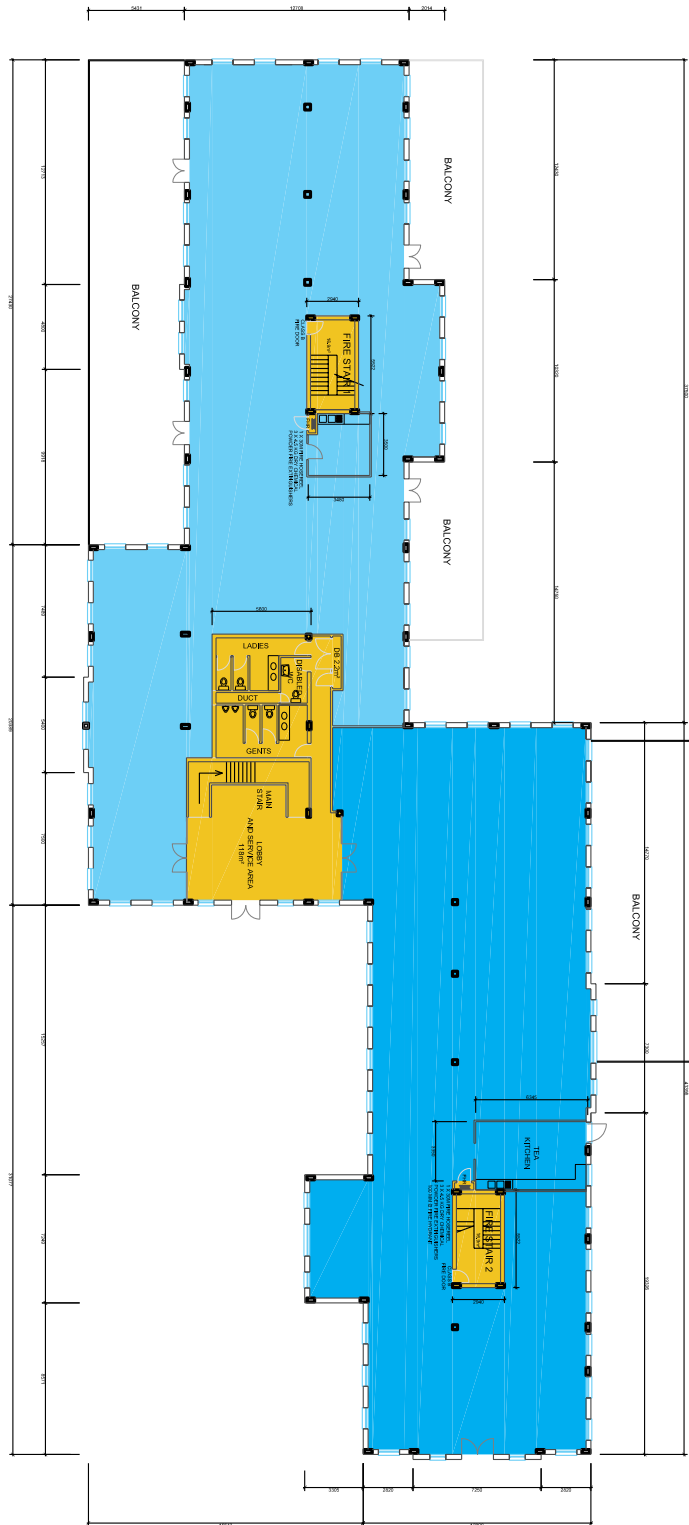




GROUND FLOOR

AREAS:

- LETTABLE AREA 01: 531M²
- LETTING AREA 02: 525M²
- COMMON AREA: 152M²
- TOTAL USABLE AREA: 1208M²





BASEMENT FLOOR

AREAS:



LETTABLE AREA 01

LETTING AREA 02

COMMON AREA

TOTAL USABLE AREA

