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t/a



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Prime Sandton Office Building For Sale



23 Fredman Drive is a premium three-storey office building located in the heart of **Sandton CBD**. The building offers a mix of open-plan office spaces and enclosed glass private offices, along with a well-appointed boardroom. Tenants can enjoy a kitchen, an onsite pizza area, a welcoming reception, and breathtaking views of Sandton. The layout is flexible and can be easily subdivided to suit specific tenant requirements.

The property is equipped with **24-hour security**, ample parking, a **one-day backup water supply**, and a **100kVA common area backup power system**.

Key Features

- Prime **3-storey office building** in Sandton CBD
- **Open-plan layout** with **enclosed glass private offices**
- **Boardroom** with modern fittings
- **Kitchen** and **onsite pizza area**
- **Attractive reception** with stunning views
- Flexible layout allowing easy subdivision
- **24-hour security**
- **Ample parking:** 3.42 bays per 100 m² (307 covered bays)
- **Backup water supply:** 1 day
- **Backup power:** 100kVA (common areas)
- Low occupancy: **14.62% currently let**

Building & Price Information

- **Building GLA:** 8,970 m²
- **Indicative Price:** R57,750,000







