



Norwich Place

66 Grayston Drive, Sandton, Johannesburg

Number 66 Grayston Drive is situated on Erf 20 in Norwich Close, Sandton. Access to the property is off Norwich Close but the property also has direct exposure onto Grayston Drive. The site is 14 075m².

The existing development on site consisted of two separate office buildings, a shared parking garage and open parking. There were 421 parking bays at a ratio of 3,1 bays per 100m² GLA, which was too low given the area demand of a minimum of four bays per 100m² GLA.

The main objective of the extension and upgrade was to increase and protect the rental income for the property over the medium to long term. The full financial benefits will therefore not be realised immediately after completion (and was approved by the client as such).

The approved project allowed for a new parking deck structure, façade treatment to the existing buildings, a central entrance and lift lobby, closing up of the existing atria

and thereby increasing lease space, electrical compliance, and the installation of an improved air-conditioning system. The project as approved also catered for an additional 264 parking bays and an additional 1 875m² GLA. It was successfully completed in December 2013



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Developer Sanlam Life Insurance **Architects** Arc Architects **Project managers** JHI Project Management **Quantity surveyors** Quanticost
Civil and structural engineers Kantey & Templer Consulting Engineers **Mechanical engineers** Ingplan **Other consultants** Comprac Holdings
Principal contractors Mike Buyskes Construction **Electrical engineers** RWP **Fire consultants** Ingplan

