

## Phase one of Sandton Gate development on track

Joint developers of the Sandton Gate precinct Abland and Tiber have confirmed that they are on track to complete phase one of the mixed-use development. The first phase will include 15,500m<sup>2</sup> commercial space, 13,000m<sup>2</sup> P-grade office space and a 2,500m<sup>2</sup> Planet Fitness positioned on the piazza level of the building. Confirmed tenants will assume occupancy as of 1 November 2019.



“Due to the high demand following the launch of phase one, we aim to break ground for phase two in 2020. We’ve redesigned phase two to include more retail offerings that will include a grocery store and pharmacy as anchor tenants, as well as a hotel and a holistic medical offering. Other amenities will include restaurants, coffee shops, salons and other convenience stores,” says Grant Silverman, marketing and leasing director, Abland.

The residential component of the precinct, which will comprise 137 units of two and three bed penthouses, has launched and infrastructural work and the bulk earthworks have started. With the completion of residential first phase envisaged for Q4 2020, the developers are aiming to hit pre-sale target by August this year which means construction of top structure will commence Q4 2019.



Jurgens Prinsloo, managing director, Abland notes, “With every project of this size we couldn’t ignore the need for road upgrades. Abland undertook extensive traffic impact assessments to get an idea of the traffic impact once the project is complete. As part of the infrastructural advancements, a new intersection on William Nicol between Mattie and Sandton Drive is currently underway. There will also be an introduction of additional lanes to ensure seamless access to the precinct and decrease potential congestion around the area. Ultimately, there are seven substantial upgrades that we’re doing ranging from the Peter Place intersection, Republic intersection, Mattie intersection, Sandton Drive and William Nicol.”

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