niche properties COMMERCIAL

R306,000 pm

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1,485m² Office To Let in Menlyn

Size	1,485m²
Gross Monthly Rental per m²	R207
Lease Period	36 months
Availability	Immediately
Deposit	R920,000
Annual Escalation	8%
Zoning	Commercial
Open Parking	8
Covered Parking	-
Basement Parking	54
Parking Ratio	5 Per 100m²
Air Conditioning	Yes
Security	Yes
Power 3 Phase	No

All rates exclude escalation and 15% V.A.T.

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Menlyn Corporate Park, Menlyn, Pretoria

Menlyn Corporate Park is a P-Grade commercial development offering prime office space to let in one of Pretoria's most prestigious business nodes. Ideally located on the corner of Garstfontein Road and Corobay Avenue, the park enjoys excellent visibility and immediate access to the N1 freeway.

This ultra-modern office park has been designed to the...

Extras

Gross Rental excludes Parking Costs, Utilities, VAT. Deposit equal to 3 months' gross exit rental. Space subject to availability. Landlord's terms and conditions apply.

Lease Includes

Generous Tenant Installation Allowance. Space planning. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator on site. Backup water on site.

Lease Excludes

Parking costs. Electricity & Water consumption. Refuse & Sanitation. Diesel pro-rata consumption. VAT.

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