



80m² Office To Let in Ashlea Gardens

Size	80m ²
Gross Monthly Rental per m ²	R16,000
Lease Period	36 months
Availability	Negotiable
Deposit	R35,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	300
Covered Parking	350
Basement Parking	600
Parking Ratio	4 Per 100m ²
Air Conditioning	Yes
Security	Yes
Power 3 Phase	No

All rates exclude escalation and 14% V.A.T.



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Ashlea Gardens, Ashlea Gardens, Pretoria

Popular office park in prime position, visible, accessible
Secure premises with access control
Easy access to N1 freeway, on Gautrain bus route, public transport routes
Close to SARS & FSB offices
In greater Menlyn development node.

Extras

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

Lease Includes

Tenant Installation Allowance at One month's net rental amount per year of lease. Generator on site.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; Generator; VAT.

