



770m² Office To Let in Brooklyn

Size	770m ²
Gross Monthly Rental per m ²	R104,000
Lease Period	36 months
Availability	Immediately
Deposit	R210,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	650
Parking Ratio	3 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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Brookfield, Brooklyn, Pretoria

Popular Office Park, refurbished with appealing new look. North & South blocks with two street fronts. Close to SARS offices in Brooklyn. Close to Brooklyn Mall & Brooklyn Design Square. Easy access to Pretoria CBD & highways, on Gautrain bus route & public transport routes. Access control. Disabled access. Good fit out in place. **Extras:** Private. 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

Operating Costs. Rates & Taxes. Tenant Installation Allowance: 3 year: R405 /m²; 5 year: R675 /m²; Any overrun will be for the tenant's account.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

