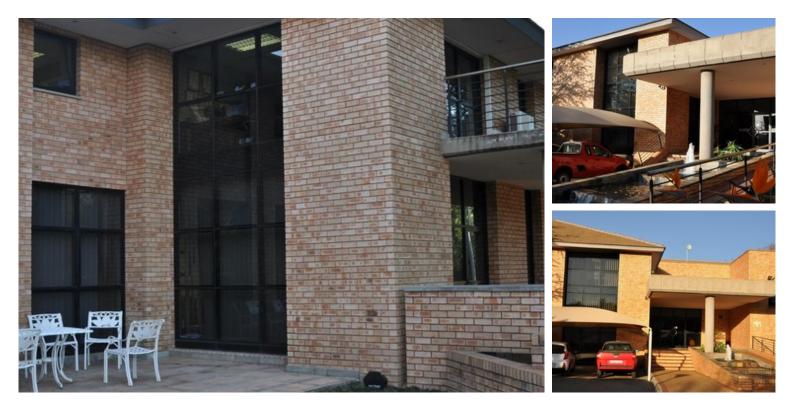


properties

### **COMMERCIAL**

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# 300m<sup>2</sup> Office To Let in Brooklyn

Size

Gross Monthly Rental per m<sup>2</sup> Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio Air Conditioning Security Power 3 Phase 300m<sup>2</sup> R51,000 24 months Immediately R100,000 Specify % Commercial 400 500 650 4 Per 100m<sup>2</sup> Yes Yes No

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



### Marita Meyer

Direct Line: 082 444 1802 Contact Head Office: Email: marita@nicheprop.co.za

## Boshoff Office Park, Brooklyn, Pretoria

Corner office block in tranquil seting Ideal for corporate offices Popular office node between diplomatic missions Easy access to Brooklyn Mall & SARS offices, restaurants, banking facilities Easy access to CBD & highways On Gautrain bus route & public transport routes Access control with security guards on site

### Extras

Gross Rental excludes Parking Costs, Utilities, Rates, 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. Fibre Optic Connectivity available. Space planning. Operating Costs included.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; Rates & Taxes; VAT.



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