



## 530m<sup>2</sup> Office To Let in Brooklyn

Size	530m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R77,000
Lease Period	36 months
Availability	Immediately
Deposit	R160,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	550
Basement Parking	650
Parking Ratio	3 Per 100m <sup>2</sup>
Air Conditioning	Yes
Security	Yes
Power 3 Phase	No

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



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### Brooklyn Forum, Brooklyn, Pretoria

Popular office Park in tranquil setting in the centre of Brooklyn business hub.

Adjacent to Brooklyn Mall with banking facilities, restaurants, shops, additional parking.

On Gautrain bus route, public transport available.

Easy access to CBD & highways.

Secure premises with roaming guards and access control.

Competitive rates, suitable for medium sized...

#### 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

Tenant Installation at One month's net rental amount per year of lease. Installation by Landlord to Tenant requirement. Operating Costs. Rates & Taxes. Space planning.

#### Lease Excludes

Gross Rental excludes Parking Costs, Utilities, VAT. Space subject to availability. Landlord's terms and conditions apply.

