



## 315m<sup>2</sup> Office To Let in Brooklyn

Size	315m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R42,500
Lease Period	36 months
Availability	Immediately
Deposit	R90,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	500
Parking Ratio	4 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 Court, Brooklyn, Pretoria

Prime location in Brooklyn business node  
Balcony pause areas  
Ground floor space offering open areas and ease of access  
Recently refurbished air-conditioning and generator facilities  
Well-known office park with access control  
Conveniently close to Brooklyn Mall, banking facilities, restaurants, signature shops  
On Gautrain bus route, public transport...

#### 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 Allowance at One month's net rental amount per year of lease. Operating Costs. Rates, Taxes. Fibre Optic Connectivity available. Generator on site.

#### Lease Excludes

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

