



## 400m<sup>2</sup> Office To Let in Brooklyn

Size	400m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R70,000
Lease Period	60 months
Availability	Immediately
Deposit	R150,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	6
Covered Parking	10
Basement Parking	-
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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### OMK House, Brooklyn, Pretoria

High visibility corner location surrounded by Embassies  
Prominent location on main through-road between Brooklyn & CBD  
Favoured by Corporate tenants and Diplomatic Missions  
Secure premises with access control, ample basement parking  
Easy access to Brooklyn Mall, restaurants, banking services  
Access to Public transport & Gautrain bus route  
Close to major...

#### 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 done by Landlord - excellent quality.  
Generator on site. Fibre Optic availability. Space planning. Operating Costs. Rates/Taxes.

#### Lease Excludes

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

