niche properties
COMMERCIAL

R169 per m²

04 Aug 2025
Web Ref CL4055

https://www.nicheprop.co.za

220m² Office To Let in Brooklyn

Size	220m²
Gross Monthly Rental per m²	R37,349
Lease Period	36 months
Availability	Immediately
Deposit	R80,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	750
Parking Ratio	4 Per 100m²
Air Conditioning	Yes
Security	Yes
Power 3 Phase	No

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

Brooklyn Bridge, Brooklyn, Pretoria

Premium grade offices at Brooklyn Circle, eye-catching design
Prime address in Brooklyn business core
Favoured by Embassies and Corporate tenants
Secure premises with access control, ample basement parking
Easy access to Brooklyn Mall, restaurants, SARS offices, banking services
Access to Public transport & Gautrain bus route

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

Generous Tenant Installation Allowance. Operating Costs. Space planning. Fibre Optic Connectivity. Generator on site.

Lease Excludes

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

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