

#### properties

## COMMERCIAL

# R169 per m<sup>2</sup>

04 Aug 2025 Web Ref <mark>CL4055</mark>

https://www.nicheprop.co.za



## 220m<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 220m<sup>2</sup> R37,349 36 months Immediately R80,000 Specify % Commercial --750 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

## 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.



Disclaimer: While every effort has been made to ensure the accuracy of the information contained herein, Niche Properties makes no warranty as to the completeness of this advertisement brochure. This document shall constitute an introduction to the mentioned property, and Niche Properties shall be considered the effective cause of any transaction that comes as a result of this introduction. You may only display, print or download temporary copies of this document for your own personal non-commercial use. You are invited to contact the broker for more details.