



## 270m<sup>2</sup> Office To Let in Brooklyn

|   |                         |
|---|-------------------------|
| Size                                    | 270m <sup>2</sup>       |
| Gross Monthly Rental per m <sup>2</sup> | R36,500                 |
| Lease Period                            | 36 months               |
| Availability                            | Immediately             |
| Deposit                                 | R80,000                 |
| Annual Escalation                       | Specify %               |
| Zoning                                  | Commercial              |
| Open Parking                            | -                       |
| Covered Parking                         | -                       |
| 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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### Brookfield, Brooklyn, Pretoria

Popular Office Park, refurbished with appealing new look. North & South blocks with two street fronts. Close to SARS offices in Brooklyn. Close to Brooklyn Mall & Brooklyn Design Square. Easy access to Pretoria CBD & highways, on Gautrain bus route & public transport routes. Access control. Fit out in place, ready for occupation.

#### 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

Operating Costs. Rates & Taxes. Generous Tenant Installation Allowance. Any overrun will be for the tenant's account.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

