



## 227m<sup>2</sup> Office To Let in Brooklyn

Size	227m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R32,000
Lease Period	24 months
Availability	Immediately
Deposit	R70,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	550
Basement Parking	650
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 Office Park, Brooklyn, Pretoria

Established Office Park in the centre of Brooklyn.  
Three street fronts, accessible from various buildings.  
Roaming security guards on site.  
Suitable for a variety of clients.  
Conveniently close to shopping centres, banking facilities.  
On Gautrain bus route, public transport available.

#### 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. Space planning. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. 24 hour security. Access control.

#### Lease Excludes

Parking costs. Electricity & Water consumption. Refuse & Sanitation. VAT.

