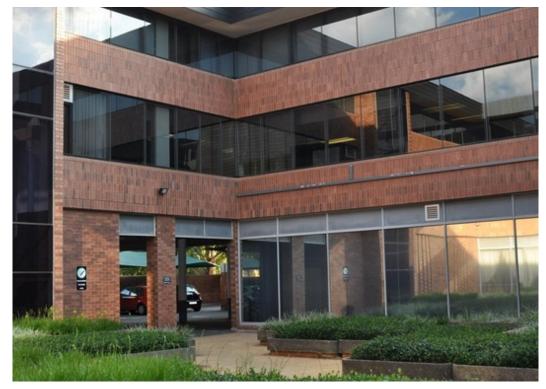


# R145 per m<sup>2</sup>

04 Aug 2025 Web Ref CL0042

https://www.nicheprop.co.za

## **COMMERCIAL**







## 465m<sup>2</sup> Office To Let in Brooklyn

Size 465m²
Gross Monthly Rental per m² R67,500
Lease Period 36 months
Availability Immediately
Deposit R140,000
Annual Escalation Specify %
Zoning Commercial
Open Parking 450

Open Parking450Covered Parking550Basement Parking650

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.



Marita Meyer

**Direct Line:** 082 444 1802 **Contact Head Office:** 

Email: marita@nicheprop.co.za

## Brooklyn Forum, Brooklyn, Pretoria

Popular office Park in tranquil setting.
Centrally located in Brooklyn Business Hub.
Secure premises with access control.
Close to Brooklyn Mall & Design Square Brooklyn.
Easy access to CBD & highways, public transport, on 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**

Tenant Installation at One month's net rental amount per year of lease. Installation by Landlord to Tenant requirement. Space planning. Operating Costs. Rates & Taxes.

## Lease Excludes

Electricity & Water consumption; Refuse & Sanitation;

