



## 173m<sup>2</sup> Office To Let in Brooklyn

Size	173m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R23,500
Lease Period	36 months
Availability	Immediately
Deposit	R50,000
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. Already fitted. **Extras** Excellent office unit in secure office...

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: TI, 3 year: R405 /m2; TI, 5 year: R675 /m2; Any overrun will be for the tenant's account.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

