



## 486m<sup>2</sup> Office To Let in Brooklyn

Size	486m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R92,500
Lease Period	3 years
Availability	Immediately
Deposit	R190,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	800
Basement Parking	1100
Parking Ratio	3.5 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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### The Point Brooklyn, Brooklyn, Pretoria

Premium grade offices at Brooklyn Circle, bold architectural design with ultra modern facade  
Excellent location with high visibility  
Favoured by Corporate tenants  
Easy access to Brooklyn Mall, restaurants, banking services, Government offices, various Embassies  
Access to Public transport & Gautrain bus route  
Modern architecture with natural light and...

#### 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. Rates & Taxes. 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.

