

## properties

### **COMMERCIAL**

# R165 per m<sup>2</sup>

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# 450m<sup>2</sup> Office To Let in Brooklyn

Size Gross Monthly Rental per m<sup>2</sup> Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio Air Conditioning Security Power 3 Phase 450m<sup>2</sup> R74,000 36 months Immediately R150,000 Specify % Commercial 500 650 700 4 Per 100m<sup>2</sup> Yes Yes No

All rates exclude escalation and 14% V.A.T.



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# Brooklyn Gardens, Brooklyn, Pretoria

Prime location in Brooklyn Business Hub Classic building style with street appeal Ideal for corporate premises and diplomatic missions Secure access control with guard house, controlled access to offices Close to Brooklyn Mall, banking facilities, restaurants, medical care and amenities Entrance in private cul-de-sac street Located on major through... 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. Generator on site. 24 hour security. Access control.

#### Lease Excludes

Parking costs. Electricity & Water consumption. Refuse & Sanitation. Diesel pro-rata consumption. VAT.



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