



## 750m<sup>2</sup> Office To Let in Brooklyn

Size	750m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R124,000
Lease Period	36 months
Availability	Immediately
Deposit	R250,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	500
Covered Parking	650
Basement Parking	700
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 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.

