



1,560m² Office To Let in Brooklyn

Size	1560m ²
Gross Monthly Rental per m ²	R257,500
Lease Period	60 months
Availability	Immediately
Deposit	R320,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	500
Covered Parking	650
Basement Parking	700
Parking Ratio	4 Per 100m ²
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 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.

