

## 1,000m<sup>2</sup> Office To Let in Erasmuskloof

Size	1000m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R100,000
Lease Period	36 months
Availability	Negotiable
Deposit	R200,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	250
Covered Parking	450
Basement Parking	-
Parking Ratio	4 Per 100m <sup>2</sup>
Air Conditioning	Yes
Security	Yes
Power 3 Phase	Yes

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



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### Castle View, Erasmuskloof, Pretoria

Popular office park at Rigel off-ramp from N1 highway  
Sought after location, between major through roads  
Easy access from most suburbs, via Lois & Solomon Mahlangu  
Adjacent to convenience centre with supermarkets and restaurants  
Access control with guard house  
Public transport & Gautrain bus service available.

Several Units available.

#### 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

Tenant Installation to be discussed with the Landlord.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

