



690m² Office To Let in Erasmuskloof

Size	690m ²
Gross Monthly Rental per m ²	R95,000
Lease Period	36 months
Availability	Negotiable
Deposit	R200,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	350
Covered Parking	-
Basement Parking	500
Parking Ratio	4 Per 100m ²
Air Conditioning	Yes
Security	Yes
Power 3 Phase	No

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



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Castle Walk, Erasmuskloof, Pretoria

Popular office park at Rigel off-ramp from N1 highway.
Sought after location, high visibility.
Easy access from most suburbs, N1 & R21 freeways.
Easy access to convenience centre with supermarkets and restaurants.
Access control with guard house.
On public transport and Gautrain bus routes.
Various options 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 Allowance at One month's net rental amount per year of lease. Fibre Optic Connectivity available.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; Rates & Taxes @R22.50/m²; VAT.

