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## COMMERCIAL

# R135 per m<sup>2</sup>

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# 1,300m<sup>2</sup> Office To Let in Erasmuskloof

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 1300m<sup>2</sup> R175,000 36 months Negotiable R350,000 Specify % Commercial 350 -500 4 Per 100m<sup>2</sup> Yes Yes No

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



# Marita Meyer

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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 On Gautrain bus route and Public Transport routes Easy access to convenience centre with supermarkets and restaurants Access control with guard house

### 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.



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