



1,300m² Office To Let in Erasmuskloof

Size	1300m ²
Gross Monthly Rental per m ²	R175,000
Lease Period	36 months
Availability	Negotiable
Deposit	R350,000
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.



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.

