



## 2,370m<sup>2</sup> Office To Let in Erasmuskloof

Size	2370m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R345,000
Lease Period	3 years
Availability	Immediately
Deposit	R700,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	550
Basement Parking	650
Parking Ratio	4 Per 100m <sup>2</sup>
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](mailto:marita@nicheprop.co.za)

### Kasteelpark, Erasmuskloof, Pretoria

Corporate setting in established office park  
Sought after location, high visibility  
Easy access from most suburbs, N1 & R21 freeways  
Access control with guard house  
Affordable rates  
On public transport routes  
On Gautrain bus route  
Close to shopping centre with various amenities

#### 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; VAT.

