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# 265m<sup>2</sup> Office To Let in Erasmusrand

Size

niche

properties

**COMMERCIAL** 

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 265m<sup>2</sup> R40,000 36 months Immediately R80,000 Specify % Commercial --470 4 Per 100m<sup>2</sup> Yes Yes No

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



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## Waterkloofrand, Erasmusrand, Pretoria

Popular offices at Rigel off-ramp from N1 highway. Sought after location, seldom available. Easy access from Waterkloofs and most suburbs. Easy access to small convenience centre with supermarket and restaurant. Access control with guard house. Pause areas on balconies.

#### 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 negotiable with Landlord. Fibre Optic Connectivity available.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.



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