



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

Size	265m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R40,000
Lease Period	36 months
Availability	Immediately
Deposit	R80,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	470
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.



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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.

