



## 140m<sup>2</sup> Office To Let in Erasmusrand

Size	140m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R20,000
Lease Period	36 months
Availability	Immediately
Deposit	R40,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	420
Basement Parking	525
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 Centre, Erasmusrand, Pretoria

Convenient office suites at Rigel off-ramp from N1 highway  
Sought after location, easy access from Waterkloofs and most suburbs  
Adjacent to small convenience centre with supermarket and restaurant  
Centre refurbished  
Access control.

Various units available.

#### 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; VAT.

