

03 Aug 2025 Web Ref <mark>CL0199</mark>

https://www.nicheprop.co.za



1,590m² Office To Let in Hatfield

Size Gross Monthly Rental per m² Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio Air Conditioning Security Power 3 Phase 1590m² R240,000 36 months Negotiable R500,000 Specify % Commercial 450 550 650 5 Per 100m² Yes Yes 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

Capital Junction, Hatfield, Pretoria

Strategic position in Hatfield on main access routes. Prominent corner location with two street entrances. Close to Hatfield Gautrain station, on public transport routes. Easy access to N1 & N4 highways, as well as Pretoria CBD. Excellent security with access control. Ideal for company headquarters or corporate footprint.

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: 3 year: R350,00 /m2; 5 year: R750,00 /m2; Generator on site. Backup water. Additional parking available. 24 hour security.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.



Disclaimer: While every effort has been made to ensure the accuracy of the information contained herein, Niche Properties makes no warranty as to the completeness of this advertisement brochure. This document shall constitute an introduction to the mentioned property, and Niche Properties shall be considered the effective cause of any transaction that comes as a result of this introduction. You may only display, print or download temporary copies of this document for your own personal non-commercial use. You are invited to contact the broker for more details.



properties

COMMERCIAL