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# 1,590m<sup>2</sup> Office To Let in Hatfield

Size 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 1590m<sup>2</sup> R240,000 36 months Negotiable R500,000 Specify % Commercial 450 550 650 5 Per 100m<sup>2</sup> Yes Yes No

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



## Marita Meyer

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# 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.



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