



## 1,800m<sup>2</sup> Office To Let in Hatfield

Size	1800m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R270,000
Lease Period	36 months
Availability	Negotiable
Deposit	R500,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	550
Basement Parking	650
Parking Ratio	5 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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### 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 /m<sup>2</sup>; 5 year: R750,00 /m<sup>2</sup>; Generator on site. Backup water. Additional parking available. 24 hour security.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

