



## 545m<sup>2</sup> Office To Let in Hatfield

Size	545m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R106,000
Lease Period	36 months
Availability	Immediately
Deposit	R220,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	950
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.



**Marita Meyer**

**Direct Line:** 082 444 1802

**Contact Head Office:**

**Email:** [marita@nicheprop.co.za](mailto:marita@nicheprop.co.za)

### Loftus Office Park, Hatfield, Pretoria

Mixed use development - a definitive new sporting & cultural hub  
Comprising of first rate offices, retail component, hotel & gymnasium  
Excellent corner location on main road, next to Loftus Versfeld Stadium  
Close to Hatfield business centre, banks, popular schools  
Accessible to Government departments, Pretoria University, CBD Courts  
4 star Green Star...

#### 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. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator on site. 24 hour security. Access control. Backup water

#### Lease Excludes

Parking costs. Electricity & Water consumption. Refuse & Sanitation. Diesel pro-rata consumption. VAT.

