

### **COMMERCIAL**

# R145 per m<sup>2</sup>

## 03 Aug 2025 Web Ref <mark>CL0013</mark>

https://www.nicheprop.co.za



# 400m<sup>2</sup> Office To Let in Hillcrest

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 400m<sup>2</sup> R58,000 36 months Immediately R119,999 Specify % Commercial 255 -475 3 Per 100m<sup>2</sup> 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

# Hillcrest Forum, Hillcrest, Pretoria

Sought after corner location on highly visible through roads. Easy access to N1 freeway & major access roads & Pretoria CBD. On Pretoria University doorstep. On Gautrain bus route, public transport available. Close to Hillcrest Centre and banking facilities. Reasonable rental rates. Building currently being refurbished.

#### Extras

Gross Rental excludes Parking Costs, Utilities, VAT. Deposit equal to 2 months' gross exit rental. Space subject to availability. Landlord's terms and conditions apply.

#### **Lease Includes**

Tenant Installation to be discussed with the Landlord. Space planning by Landlord, generous fit out. Fibre Optic available. Operating Costs. Rates & Taxes.

#### 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.