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# 348m<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 Open Parking Basement Parking Parking Ratio Air Conditioning Security

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**COMMERCIAL** 

348m<sup>2</sup> R48,500 36 months Immediately R99,999 Specify % Commercial 520 -750 4 Per 100m<sup>2</sup> Yes Yes No

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



**Power 3 Phase** 

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# Hillcrest Office Park, Hillcrest, Pretoria

Sought-after offices in secure office park, located on main arterial, with easy access to N1 highway and Central Business District (CBD). Blue chip tenants with long term leases. Close to Hillcrest Centre and banking facilities. On Gautrain bus route and Public transport routes. Disabled access. Superb offices at excellent rental rates.

#### 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

Generous Tenant Installation Allowance. Rates & Taxes; Operating Costs; Generator on site; Fibre Optic available; Backup Water in progress.

### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.



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