



## 5,960m<sup>2</sup> Office To Let in Hillcrest

Size	5960m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R953,500
Lease Period	60 months
Availability	Immediately
Deposit	R2,000,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	550
Basement Parking	750
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.



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### On Lunnion, Hillcrest, Pretoria

Prestigious office space with corporate profile on prominent corner location

Bordering Brooklyn, in ever popular Hillcrest area  
Secure access to office park with 24/7 guardhouse  
Close to University of Pretoria & various Government departments  
Surrounded by Embassies & High Commissions  
On Gautrain bus route, public transport available  
Easy access to...

#### 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. Space planning. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator on site. 24 hour security. Access control. Lift.

#### Lease Excludes

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

