



2,430m² Office To Let in Lynnwood

Size	2430m ²
Gross Monthly Rental per m ²	R22,000
Lease Period	36 months
Availability	Negotiable
Deposit	R450,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	650
Parking Ratio	4 Per 100m ²
Air Conditioning	Yes
Security	Yes
Power 3 Phase	No

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



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Xcelpark, Lynnwood, Pretoria

Stand-alone office blocks on prominent corner
Open-plan offices, arranged around an atrium
Close to Lynnwood off-ramp from N1 freeway, easy access to Pretoria CBD,
Pretoria University, CSIR, eastern suburbs
On Gautrain bus & public transport routes.

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 at One month's net rental amount per year of lease.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

