



129m² Office To Let in Lynnwood

Size	129m ²
Gross Monthly Rental per m ²	R24,000
Lease Period	36 months
Availability	Negotiable
Deposit	R50,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	500
Covered Parking	-
Basement Parking	800
Parking Ratio	4 Per 100m ²
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

The Corner Office, Lynnwood, Pretoria

Modern new stand-alone building with energy saving features.
Excellent corner location with high visibility.

Sought after secure premises.

Centrally located with easy access to the N1 freeway & Pretoria CBD.

Close to Lynnwood Bridge Centre, banking facilities, restaurants.

Public transport available, on Gautrain bus route.

Various office sizes...

Extras

Gross Rental excludes Parking Costs, Utilities, Rates, VAT. Deposit equal to 3 months' gross exit rental. Space subject to availability. Landlord's terms and conditions apply

Lease Includes

Tenant Installation includes existing furniture.
Generator on site. Fibre Optic cabling.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation;
Rates & Taxes R33,58/m²; VAT.

