

# COMMERCIAL

# R183.5 per m<sup>2</sup> 04 Aug 2025 Web Ref LW0003

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# 129m<sup>2</sup> Office To Let in Lynnwood

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 129m<sup>2</sup> R24,000 36 months Negotiable R50,000 Specify % Commercial 500 -800 4 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

## 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.



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