



## 120m<sup>2</sup> Office To Let in Lynnwood

Size	120m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R20,000
Lease Period	36 months
Availability	Immediately
Deposit	R40,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	410
Covered Parking	-
Basement Parking	780
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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### At Lynnwood, Lynnwood, Pretoria

New office block with excellent corner exposure  
Modern features with staff pause area  
Close to Lynnwood Bridge mixed use development  
Close to N1 highway, on a main road  
Easy access to main routes, public transport available  
Access control, basement parking  
Ideal premises for professional consultancy firms  
Various options available.

#### 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 negotiable with Landlord; Any overrun will be for the tenant's account.  
Fibre Optic Connectivity available. Rates & Taxes, Operating Costs.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation;  
Operating costs @ R31.00/m<sup>2</sup>; VAT.

