



## 122m<sup>2</sup> Office To Let in Lynnwood

Size	122m <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	350
Covered Parking	-
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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### Eastwood, Lynnwood, Pretoria

Established Office Park, secure environment  
Classic clean lines with modern finishes, street appeal  
Situated off Lynnwood road with easy access to the N1 and N4 highways,  
convenient location from Eastern suburbs  
Ideal for corporate clients  
In close proximity to The Wilgers Hospital & The Grove Mall.

#### 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. Generator on site.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

