



## 320m<sup>2</sup> Office To Let in Menlo Park

|   |                         |
|---|-------------------------|
| Size                                    | 320m <sup>2</sup>       |
| Gross Monthly Rental per m <sup>2</sup> | R50,000                 |
| Lease Period                            | 36 months               |
| Availability                            | Immediately             |
| Deposit                                 | R100,000                |
| Annual Escalation                       | Specify %               |
| Zoning                                  | Commercial              |
| Open Parking                            | -                       |
| Covered Parking                         | -                       |
| Basement Parking                        | 700                     |
| 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.

### Landmark West, Menlo Park, Pretoria

A grade offices located at highly visible location just off the N1. Convenient location on central through road, entrance in quiet cul-de-sac. On Gautrain bus route & public transport routes. High tech modern design, light and airy.

#### 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.



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