

04 Aug 2025 Web Ref <mark>CL0221</mark>

https://www.nicheprop.co.za



320m² Office To Let in Menlo Park

Size Gross Monthly Rental per m² Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio Air Conditioning Security

niche

properties

COMMERCIAL

320m² R50,000 36 months Immediately R100,000 Specify % Commercial --700 4 Per 100m² Yes Yes No

All rates exclude escalation and 14% V.A.T.



Power 3 Phase

Marita Meyer

Direct Line: 082 444 1802 Contact Head Office: Email: marita@nicheprop.co.za

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.



Disclaimer: While every effort has been made to ensure the accuracy of the information contained herein, Niche Properties makes no warranty as to the completeness of this advertisement brochure. This document shall constitute an introduction to the mentioned property, and Niche Properties shall be considered the effective cause of any transaction that comes as a result of this introduction. You may only display, print or download temporary copies of this document for your own personal non-commercial use. You are invited to contact the broker for more details.