



640m² Office To Let in Menlo Park

Size	640m ²
Gross Monthly Rental per m ²	R100,000
Lease Period	36 months
Availability	Immediately
Deposit	R200,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	650
Basement Parking	700
Parking Ratio	4 Per 100m ²
Air Conditioning	Yes
Security	Yes
Power 3 Phase	No

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



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Landmark West, Menlo Park, Pretoria

Excellent offices located at highly visible location just off the N1
Convenient location on central through road, entrance in quiet cul-de-sac
High tech modern design, light and airy
On Gautrain bus route & public transport routes
Secure with access control
Ground floor unit with outside pause area
High quality fit-out reflecting the timeless...

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. Generator on site. Fibre Optic Connectivity available.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

