



345m² Office To Let in Menlyn

Size	345m ²
Gross Monthly Rental per m ²	R45,000
Lease Period	36 months
Availability	Immediately
Deposit	R90,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	550
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.



Marita Meyer

Direct Line: 082 444 1802

Contact Head Office:

Email: marita@nicheprop.co.za

Glen Manor, Menlyn, Pretoria

Established office park in the heart of Menlyn. Walking distance to Menlyn & Menlyn Maine Square, offering shops, restaurants, banking, medical facilities, hotel, gym. Corporate offices available in a secure, user-friendly environment. Access control.

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. Operating Costs. Space planning. Fibre Optic Connectivity available. Generator on site.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

