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# 240m<sup>2</sup> Office To Let in Menlyn

Size Gross Monthly Rental per m<sup>2</sup> Lease Period Availability Deposit Annual Escalation Zoning Open Parking Open Parking Basement Parking Parking Ratio Air Conditioning Security

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**COMMERCIAL** 

240m<sup>2</sup> R30,000 36 months Immediately R60,000 Specify % Commercial 450 -680 4 Per 100m<sup>2</sup> Yes Yes No

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



Power 3 Phase

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### Atterbury Estate, Menlyn, Pretoria

Popular Office Complex in the heart of Menlyn business district Comfortable pause areas outside, secure office environment Access control Next to Menlyn Maine Central Square offering banking, medical services, restaurants, shops.

### 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.

### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.



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