



## 390m<sup>2</sup> Office To Let in Menlyn

Size	390m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R45,000
Lease Period	36 months
Availability	Negotiable
Deposit	R90,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	-
Basement Parking	680
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.



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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  
Next to Menlyn Maine Central Square, offering restaurants, signature shops, banking services, medical services  
Access control with guard house.

#### 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.

