



## 50m<sup>2</sup> Office To Let in Menlyn

Size	50m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R12,000
Lease Period	24 months
Availability	Immediately
Deposit	R25,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	850
Parking Ratio	5 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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### Menlyn Corporate Park, Menlyn, Pretoria

Ultra modern offices with excellent finishes, latest technology, unsurpassed location in the greater Menlyn precinct. Premium grade with the latest access control for tenants & visitors. Easy access to Menlyn Maine Central Square with restaurants, banking services, signature shops, hotel, gym. On public transport and Gautrain bus route. Close to N1...

#### 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

Reception service desk. Use of meeting rooms. Cleaning of offices. Generator on site. Fibre Optic connectivity.

#### Lease Excludes

Pro-rata Electricity & Water consumption; Pro-rata Refuse & Sanitation; VAT.

