



## 500m<sup>2</sup> Office To Let in Menlyn

Size	500m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R65,000
Lease Period	36 months
Availability	Immediately
Deposit	R140,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	300
Covered Parking	400
Basement Parking	600
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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### Glenwood Office Park, Menlyn, Pretoria

Established office park in quiet cul-de-sac.  
Located in the greater Menlyn business node.  
Public transport available, close to Gautrain bus route.  
Conveniently close to Menlyn Mall, banking services, restaurants.  
Close to Menlyn Maine.  
Easy access from N1 highway.

#### 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. Fibre Optic Connectivity available. Generator on site.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; Rates & Taxes; VAT.

