



## 285m<sup>2</sup> Office To Let in Menlyn

Size	285m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R38,000
Lease Period	24 months
Availability	Immediately
Deposit	R80,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	550
Covered Parking	650
Basement Parking	750
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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### Menlyn Square, Menlyn, Pretoria

Secure corporate office park in Menlyn, user-friendly environment. Access control.

Close to Menlyn Mall & Menlyn Retail.

Next door to Menlyn Maine Central Square with banking facilities, signature shops, hotel, gym, pause areas.

Public transport available, on Gautrain bus route.

Easy access to N1 via Garstfontein & Atterbury offramps.

#### Extras

Gross Rental excludes Parking Costs, Utilities, VAT. Deposit equal to 2 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. Generator on site. Fibre optic available.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

