

COMMERCIAL

R125 per m²

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138m² Office To Let in Menlyn

Size Gross Monthly Rental per m² Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio 138m² R20,000 24 months Immediately R40,000 Specify % Commercial 550 650 750 4 Per 100m² Yes Yes No

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



Air Conditioning

Power 3 Phase

Security

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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.



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