

R205 per m²

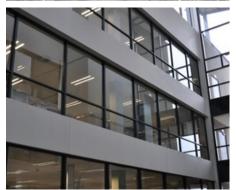
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https://www.nicheprop.co.za

COMMERCIAL







480m² Office To Let in Menlyn

Size 480m²
Gross Monthly Rental per m² R100,000
Lease Period 36 months
Availability Immediately
Deposit R200,000
Annual Escalation Specify %
Zoning Commercial
Open Parking 475

Open Parking475Covered Parking575Basement Parking950

Parking Ratio 4 Per 100m²

Air Conditioning Yes
Security Yes
Power 3 Phase No

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



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Summit Place, Menlyn, Pretoria

Strategically located at the Garstfontein offramp.

Excellent visibility, easy access to N1 freeway and Menlyn Business District.

High profile green development with blue chip tenants.

Suitable for corporate headquarters.

State-of-the-art security, ample parking, upmarket finishes.

Hotel facilities, Gym, Canteen.

Menlyn Mall & Menlyn Maine Central...

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 as per Developer's A Grade standards. Generator on site. Fibre Optic connectivity.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

