



## 480m<sup>2</sup> Office To Let in Menlyn

Size	480m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R65,000
Lease Period	36 months
Availability	Immediately
Deposit	R13,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	300
Covered Parking	400
Basement Parking	600
Parking Ratio	4 Per 100m <sup>2</sup>
Air Conditioning	No
Security	No
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  
Park-like garden setting with tranquil outside pause areas  
Centrally located just off Atterbury road, in the greater Menlyn business node  
Conveniently close to Menlyn Mall, Menlyn Maine, banking services, restaurants  
Easy access from N1 highway via Atterbury or Lynnwood offramps  
Secure access control with...

#### 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. Operating Costs. Space planning. Fibre Optic Connectivity available. Generator on site.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

