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## COMMERCIAL

# R130 per m<sup>2</sup>

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

Size

Gross Monthly Rental per m<sup>2</sup> Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio Air Conditioning Security Power 3 Phase 480m<sup>2</sup> R65,000 36 months Immediately R13,000 Specify % Commercial 300 400 600 4 Per 100m<sup>2</sup> No No No

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



# Marita Meyer

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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.



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