



750m² Office To Let in Menlyn

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|---|-------------------------|
| Size | 750m ² |
| Gross Monthly Rental per m ² | R82,500 |
| Lease Period | 24 months |
| Availability | Immediately |
| Deposit | R170,000 |
| Annual Escalation | Specify % |
| Zoning | Commercial |
| Open Parking | - |
| Covered Parking | - |
| Basement Parking | 600 |
| Parking Ratio | 3 Per 100m ² |
| Air Conditioning | Yes |
| Security | Yes |
| Power 3 Phase | No |

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



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Menlyn Piazza, Menlyn, Pretoria

Popular Office block in the heart of Menlyn, with convenient access to restaurants, Menlyn Mall, N1 freeway.

On Gautrain bus & public transport routes.

Refurbished - excellent rates.

Right next to Menlyn Maine Central Square, offering a range of signature shops, restaurants, banking, gym, hotel, entertainment.

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: 3 year: R345 /m²; 5 year: R630 /m²; Any overrun will be for the tenant's account. Fibre Optic.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

