

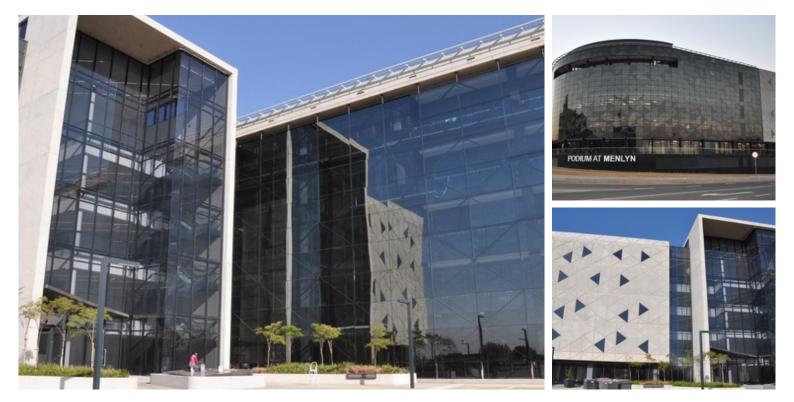
properties

COMMERCIAL

R180 per m²

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1,092m² 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 Air Conditioning Security Power 3 Phase 1092m² R205,000 36 months Immediately R450,000 Specify % Commercial --850 5 Per 100m² Yes Yes No

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



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Podium, Menlyn, Pretoria

Ultra modern offices with excellent finishes, latest technology incorporating natural light Unsurpassed corner location in Menlyn business node, Green rated development Close to Menlyn Mall, Menlyn Maine Central Square, banking services, restaurants, hotel, gym, signature shops Public transport available, on Gautrain bus route Easy access from N1... 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. Generator on site. Fibre Optic on site.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.



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