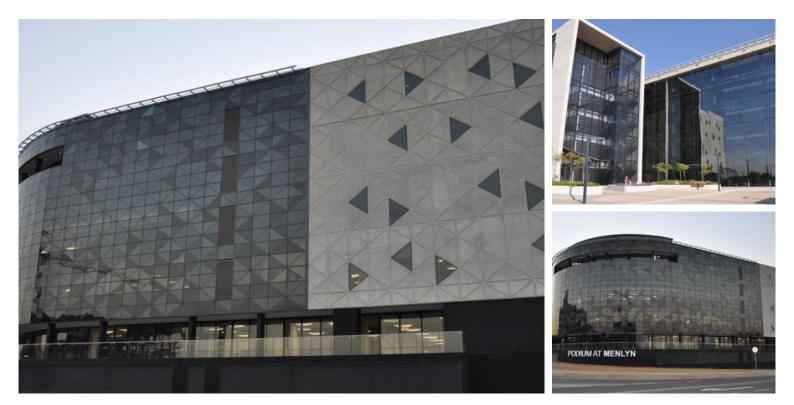


# COMMERCIAL

# R180 per m<sup>2</sup>

#### 04 Aug 2025 Web Ref <mark>CL0060</mark>

https://www.nicheprop.co.za



# 228m<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 228m<sup>2</sup> R45,000 36 months Immediately R90,000 Specify % Commercial --850 5 Per 100m<sup>2</sup> Yes Yes No

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



### Marita Meyer

Direct Line: 082 444 1802 Contact Head Office: Email: marita@nicheprop.co.za

## Podium, Menlyn, Pretoria

Ultra modern offices with excellent finishes, latest technology. Unsurpassed location in Menlyn business node. 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 highway.

#### 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.



Disclaimer: While every effort has been made to ensure the accuracy of the information contained herein, Niche Properties makes no warranty as to the completeness of this advertisement brochure. This document shall constitute an introduction to the mentioned property, and Niche Properties shall be considered the effective cause of any transaction that comes as a result of this introduction. You may only display, print or download temporary copies of this document for your own personal non-commercial use. You are invited to contact the broker for more details.