



## 228m<sup>2</sup> Office To Let in Menlyn

Size	228m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R45,000
Lease Period	36 months
Availability	Immediately
Deposit	R90,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	850
Parking Ratio	5 Per 100m <sup>2</sup>
Air Conditioning	Yes
Security	Yes
Power 3 Phase	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. 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.

