

properties

COMMERCIAL

R125 per m²

17 Jul 2025 Web Ref <mark>CL0066</mark>

https://www.nicheprop.co.za



135m² 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 135m² R20,000 36 months Immediately R40,000 Specify % Commercial 550 650 750 4 Per 100m² 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

Menlyn Woods, Menlyn, Pretoria

Established Office Park conveniently located in greater Menlyn area. New Menlyn Maine Central Square nearby. Easy access to the N1 freeway, public transport available. Tree-filled courtyard provides tranquil atmosphere in a corporate setting Access control. Quiet cul-de-sac.

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. Fibre Optic connectivity.

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.