



## 317m<sup>2</sup> Office To Let in Menlyn

Size	317m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R35,000
Lease Period	24 months
Availability	Immediately
Deposit	R70,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	600
Parking Ratio	3 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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### 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.  
Close to Menlyn Maine Central Square with restaurants, shops, hotel, gym, banking, 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.

