



270m² Office To Let in Monument Park

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|---|-------------------------|
| Size | 270m ² |
| Gross Monthly Rental per m ² | R35,000 |
| Lease Period | 36 months |
| Availability | Immediately |
| Deposit | R70,000 |
| Annual Escalation | Specify % |
| Zoning | Commercial |
| Open Parking | 150 |
| Covered Parking | 300 |
| Basement Parking | 420 |
| Parking Ratio | 4 Per 100m ² |
| Air Conditioning | Yes |
| Security | Yes |
| Power 3 Phase | No |

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



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Monumentpark Office Park, Monument Park, Pretoria

Popular office park at Monument Park off-ramp from R21 highway. Sought after location, seldom available. Easy access from N1, Pretoria CBD and most suburbs. Access control with guard house. On public transport & Gautrain Bus routes.

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 Connectivity available.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

