



2,000m² Office To Let in Monument Park

Size	2000m ²
Gross Monthly Rental per m ²	R200,000
Lease Period	36 months
Availability	Immediately
Deposit	R400,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	165
Covered Parking	200
Basement Parking	-
Parking Ratio	4 Per 100m ²
Air Conditioning	Yes
Security	Yes
Power 3 Phase	Yes

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



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Fountain Square, Monument Park, Pretoria

Affordable offices close to major access routes
Office building features enclosed atrium with entertainment deck
Conference and Training facilities on ground floor
In-house coffee shop
Secure access control
Lift available for disabled clients & staff
On public transport routes
Adjacent to small convenience centre
Located just off R21 freeway, with access to N1 highway, Pretoria CBD

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.

