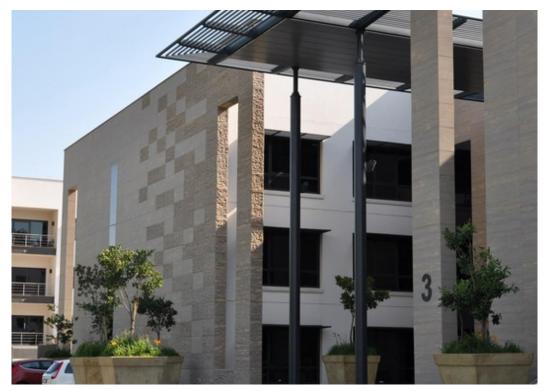


R180 per m²

03 Aug 2025 Web Ref CL4047

https://www.nicheprop.co.za

COMMERCIAL







7,000m² Office To Let in Nieuw Muckleneuk

Size 7000m²

Gross Monthly Rental per m² R1,260,000

Lease Period 60 months

Availability Immediately

Deposit R260,000

Annual Escalation Specify %

Zoning Commercial

Open Parking 450
Covered Parking Basement Parking 950

Parking Ratio 5 Per 100m²

Air Conditioning Yes
Security Yes
Power 3 Phase 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

Walker Creek, Nieuw Muckleneuk, Pretoria

Nieuw Muckleneuk, bordering Brooklyn Business District A very private office park with blue chip tenants Prominent location on main through-road between Brooklyn & CBD Favoured by Corporate tenants Secure premises with access control, ample basement parking Easy access to Brooklyn Mall, restaurants, banking services Access to Public transport &...

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

Generous Tenant Installation Allowance. Space planning. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator on site. 24 hr security. Access control. Backup water.

Lease Excludes

Parking costs. Electricity & Water consumption. Refuse & Sanitation. Diesel pro-rata consumption. VAT.

