



## 200m<sup>2</sup> Office To Let in Nieuw Muckleneuk

Size	200m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R36,000
Lease Period	36 months
Availability	Immediately
Deposit	R80,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	-
Basement Parking	950
Parking Ratio	5 Per 100m <sup>2</sup>
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](mailto:marita@nicheprop.co.za)

### Walker Creek, Nieuw Muckleneuk, Pretoria

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 & Gautrain bus route  
Green Rated Development with energy...

#### 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 done, excellent finishes. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator on site. 24 hour security. Access control. Lift. Backup water. .

#### Lease Excludes

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

