



## 120m<sup>2</sup> Office To Let in Waterkloof

Size	120m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R19,000
Lease Period	24 months
Availability	Immediately
Deposit	R40,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	400
Covered Parking	550
Basement Parking	-
Parking Ratio	4 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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### Waterkloof Park, Waterkloof, Pretoria

Popular Office Park located near the Club mixed use development in Hazelwood  
The Village close by offers destination restaurants, coffee shops, retail  
Accessible to restaurants, medical services, exclusive retail shops  
Corner location on main through roads with easy access to N1 highway  
On Gautrain bus route, public transport available, Uber...

#### 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 negotiable. Operating Costs. Rates & Taxes.

#### Lease Excludes

Gross Rental excludes Parking Costs, Utilities, VAT. Space subject to availability. Landlord's terms and conditions apply.

