



## 720m<sup>2</sup> Office To Let in Centurion Central

Size	720m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R85,000
Lease Period	36 months
Availability	Immediately
Deposit	R170,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	400
Basement Parking	600
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.



**Marita Meyer**

**Direct Line:** 082 444 1802

**Contact Head Office:**

**Email:** [marita@nicheprop.co.za](mailto:marita@nicheprop.co.za)

### Lakefield Office Park, Centurion Central, Centurion

Well known office park, ideal for corporate headquarters  
Excellent corner location, close to the Centurion Gautrain station, on major through roads, easy access to highways  
Blue chip tenants, access control  
Tranquil setting in a park-like environment.

#### 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.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; Rates & Taxes; VAT.

