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properties

### **COMMERCIAL**



# 430m<sup>2</sup> Office To Let in Brooklyn

Size Gross Monthly Rental per m<sup>2</sup> Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking

**Basement Parking** 

**Parking Ratio** 

Security

**Air Conditioning** 

**Power 3 Phase** 

430m<sup>2</sup> R58,000 36 months Immediately R120,000 Specify % Commercial --500 4 Per 100m<sup>2</sup> Yes Yes 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

## Brooklyn Court, Brooklyn, Pretoria

Prime location in Brooklyn business node Well-known office park with access control Home to Diplomatic Missions & national tenants Conveniently close to Brooklyn Mall, banking facilities, restaurants, signature shops Recently refurbished air-conditioning and generator facilities On Gautrain bus route, public transport available

### 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 OR rent free period. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator.

### Lease Excludes

Pro Rata Municipal charges (Electricity, water, sanitation, refuse). VAT.



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