



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

|   |                         |
|---|-------------------------|
| Size                                    | 430m <sup>2</sup>       |
| Gross Monthly Rental per m <sup>2</sup> | R58,000                 |
| Lease Period                            | 36 months               |
| Availability                            | Immediately             |
| Deposit                                 | R120,000                |
| Annual Escalation                       | Specify %               |
| Zoning                                  | Commercial              |
| Open Parking                            | -                       |
| Covered Parking                         | -                       |
| Basement Parking                        | 500                     |
| 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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### 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.

