niche
p r o p e r t i e s
COMMERCIAL

R140 per m²

27 Apr 2025
Web Ref CL4008

https://www.nicheprop.co.za

90m² Office To Let in Brooklyn

Size	90m²
Gross Monthly Rental per m²	R15,500
Lease Period	24 months
Availability	Immediately
Deposit	R30,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	400
Covered Parking	500
Basement Parking	650
Parking Ratio	4 Per 100m²
Air Conditioning	No
Security	No
Power 3 Phase	No

All rates exclude escalation and 14% V.A.T.

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Boshoff Office Park, Brooklyn, Pretoria

Corner office block in tranquil setting
Ideal for corporate offices
Popular office node between diplomatic missions
Easy access to Brooklyn Mall & SARS offices, restaurants, banking facilities
Easy access to CBD & highways
On Gautrain bus route & public transport routes
Access control with security guards on site
Pause areas in gardens
Extras

Gross Rental excludes Parking Costs, Utilities, Rates, 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. Generator on site. Fibre Optic Connectivity available. Operating Costs. Space planning.

Lease Excludes

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