

# R169 per m<sup>2</sup>

27 Apr 2025 Web Ref CL4055

https://www.nicheprop.co.za

### **COMMERCIAL**







## 220m<sup>2</sup> Office To Let in Brooklyn

Size220m²Gross Monthly Rental per m²R37,349Lease Period36 monthsAvailabilityImmediatelyDepositR80,000Annual EscalationSpecify %ZoningCommercial

Open Parking Covered Parking Basement Parking 750

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

## Brooklyn Bridge, Brooklyn, Pretoria

Premium grade offices at Brooklyn Circle, eye-catching design Prime address in Brooklyn business core Favoured by Embassies and Corporate tenants Secure premises with access control, ample basement parking Easy access to Brooklyn Mall, restaurants, SARS offices, banking services Access to Public transport & Gautrain bus route

#### **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**

Generous Tenant Installation Allowance. Operating Costs. Space planning. Fibre Optic Connectivity. Generator on site.

## Lease Excludes

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

