

#### **COMMERCIAL**

# R145 per m<sup>2</sup>

26 Apr 2025 Web Ref CL0042

https://www.nicheprop.co.za



## 465m<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 Air Conditioning** Security **Power 3 Phase** 

465m<sup>2</sup> R67.500 36 months Immediately R140,000 Specify % Commercial 450 550 650 3 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 Forum, Brooklyn, Pretoria

Popular office Park in tranquil setting. Centrally located in Brooklyn Business Hub. Secure premises with access control. Close to Brooklyn Mall & Design Square Brooklyn. Easy access to CBD & highways, public transport, on 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

Tenant Installation at One month's net rental amount per year of lease. Installation by Landlord to Tenant requirement. Space planning. Operating Costs. Rates & Taxes.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.



Disclaimer: While every effort has been made to ensure the accuracy of the information contained herein, Niche Properties makes no warranty as to the completeness of this advertisement brochure. This document shall constitute an introduction to the mentioned property, and Niche Properties shall be considered the effective cause of any transaction that comes as a result of this introduction. You may only display, print or download temporary copies of this document for your own personal non-commercial use. You are invited to contact the broker for more details.