

properties

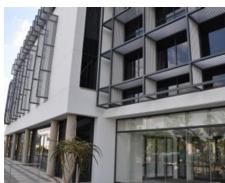
COMMERCIAL

R190 per m²

27 Apr 2025 Web Ref CL4211

https://www.nicheprop.co.za







486m² Office To Let in Brooklyn

486m² Gross Monthly Rental per m² R92.500 Lease Period 3 years **Availability Immediately** R190,000 Deposit **Annual Escalation** Specify % Commercial Zoning

Open Parking Covered Parking 800 **Basement Parking** 1100

3.5 Per 100m² **Parking Ratio**

Air Conditioning Yes Security Yes **Power 3 Phase** Nο

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



Marita Meyer

Direct Line: 082 444 1802 **Contact Head Office:**

Email: marita@nicheprop.co.za

The Point Brooklyn, Brooklyn, Pretoria

Premium grade offices at Brooklyn Circle, bold architectural design with ultra modern facade

Excellent location with high visibility Favoured by Corporate tenants

Easy access to Brooklyn Mall, restaurants, banking services, Government offices, various Embassies

Access to Public transport & Gautrain bus route Modern architecture with natural light and... **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. Rates & Taxes. 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.

