



1,560m² Office To Let in Brooklyn

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|---|-------------------------|
| Size | 1560m ² |
| Gross Monthly Rental per m ² | R257,500 |
| Lease Period | 60 months |
| Availability | Immediately |
| Deposit | R320,000 |
| Annual Escalation | Specify % |
| Zoning | Commercial |
| Open Parking | 500 |
| Covered Parking | 650 |
| Basement Parking | 700 |
| Parking Ratio | 4 Per 100m ² |
| Air Conditioning | Yes |
| Security | Yes |
| Power 3 Phase | No |

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



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Brooklyn Gardens, Brooklyn, Pretoria

Prime location in Brooklyn Business Hub
Classic building style with street appeal
Ideal for corporate premises and diplomatic missions
Secure access control with guard house, controlled access to offices
Close to Brooklyn Mall, banking facilities, restaurants, medical care and amenities
Entrance in private cul-de-sac street
Located on major through...

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. Space planning. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator on site. 24 hour security. Access control.

Lease Excludes

Parking costs. Electricity & Water consumption. Refuse & Sanitation. Diesel pro-rata consumption. VAT.

