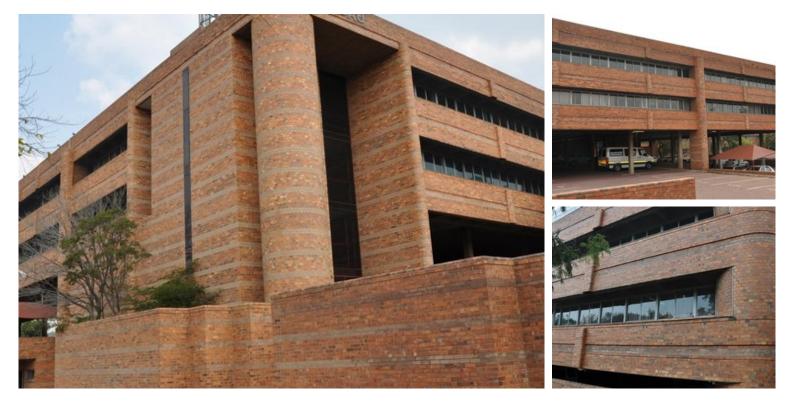


COMMERCIAL

R145 per m²

27 Apr 2025 Web Ref <mark>CL0305</mark>

https://www.nicheprop.co.za



4,930m² Office To Let in Erasmuskloof

Size Gross Monthly Rental per m² Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio Air Conditioning Security Power 3 Phase 4930m² R715,000 36 months Immediately R1,500,000 Specify % Commercial 450 550 650 4 Per 100m² 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

Kasteelpark, Erasmuskloof, Pretoria

Corporate setting in established office park Sought after location, high visibility Easy access from most suburbs, N1 & R21 freeways Access control with guard house Affordable rates

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 Allowance at One month's net rental amount per year of lease. Generator on site. Fibre Optic Connectivity available.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.



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