



2,370m² Office To Let in Erasmuskloof

Size	2370m ²
Gross Monthly Rental per m ²	R345,000
Lease Period	3 years
Availability	Immediately
Deposit	R700,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	550
Basement Parking	650
Parking Ratio	4 Per 100m ²
Air Conditioning	Yes
Security	Yes
Power 3 Phase	No

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



Marita Meyer

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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
On public transport routes
On Gautrain bus route
Close to shopping centre with various amenities

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. Fibre Optic Connectivity available.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

