

# R200 per m<sup>2</sup>

27 Apr 2025 Web Ref CL0087

https://www.nicheprop.co.za

## **COMMERCIAL**







## 6,115m<sup>2</sup> Office To Let in Hatfield

Size $6115m^2$ Gross Monthly Rental per m²R1,225,000Lease Period60 monthsAvailabilitySpecific DateDepositR2,500,000Annual EscalationSpecify %ZoningCommercial

Open Parking Covered Parking Basement Parking 950

Parking Ratio 4 Per 100m<sup>2</sup>

Air Conditioning Yes
Security Yes
Power 3 Phase 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

## Loftus Office Park, Hatfield, Pretoria

Mixed use development - a definitive new sporting & cultural hub Comprising of first rate offices, retail component, hotel & gymnasium Excellent corner location on main road, next to Loftus Versfeld Stadium Close to Hatfield business centre, banks, popular schools Accessible to Government departments, Pretoria University, CBD Courts 4 star Green Star...

## **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 as per Developer's A Grade standards. 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.

