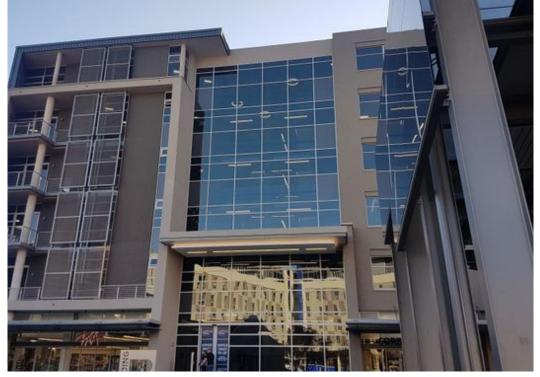


R195 per m²

27 Apr 2025 Web Ref CL0088

https://www.nicheprop.co.za

COMMERCIAL







545m² Office To Let in Hatfield

Size $545m^2$ Gross Monthly Rental per m²R106,000Lease Period36 monthsAvailabilityImmediatelyDepositR220,000Annual EscalationSpecify %ZoningCommercial

Open Parking Covered Parking Basement Parking 950

Parking Ratio 4 Per 100m²

Air Conditioning Yes
Security Yes
Power 3 Phase No

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



Marita Meyer

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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 negotiable. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator on site. 24 hour security. Access control. Backup water

Lease Excludes

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

