

## **COMMERCIAL**

# R145 per m<sup>2</sup>

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## 400m<sup>2</sup> Office To Let in Hillcrest

Size Gross Monthly Rental per m<sup>2</sup> Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio Air Conditioning Security Power 3 Phase 400m<sup>2</sup> R58,000 36 months Immediately R119,999 Specify % Commercial 255 -475 3 Per 100m<sup>2</sup> Yes Yes No

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



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## Hillcrest Forum, Hillcrest, Pretoria

Sought after corner location on highly visible through roads. Easy access to N1 freeway & major access roads & Pretoria CBD. On Pretoria University doorstep. On Gautrain bus route, public transport available. Close to Hillcrest Centre and banking facilities. Reasonable rental rates. Building currently being refurbished.

#### Extras

Gross Rental excludes Parking Costs, Utilities, VAT. Deposit equal to 2 months' gross exit rental. Space subject to availability. Landlord's terms and conditions apply.

#### **Lease Includes**

Tenant Installation to be discussed with the Landlord. Space planning by Landlord, generous fit out. Fibre Optic available. Operating Costs. Rates & Taxes.

### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.



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