



400m² Office To Let in Hillcrest

Size	400m ²
Gross Monthly Rental per m ²	R58,000
Lease Period	36 months
Availability	Immediately
Deposit	R119,999
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	255
Covered Parking	-
Basement Parking	475
Parking Ratio	3 Per 100m ²
Air Conditioning	Yes
Security	Yes
Power 3 Phase	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.

