



## 348m<sup>2</sup> Office To Let in Hillcrest

Size	348m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R48,500
Lease Period	36 months
Availability	Immediately
Deposit	R99,999
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	520
Covered Parking	-
Basement Parking	750
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](mailto:marita@nicheprop.co.za)

### Hillcrest Office Park, Hillcrest, Pretoria

Sought-after offices in secure office park, located on main arterial, with easy access to N1 highway and Central Business District (CBD). Blue chip tenants with long term leases. Close to Hillcrest Centre and banking facilities. On Gautrain bus route and Public transport routes. Disabled access. Superb offices at excellent rental rates.

#### 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

Generous Tenant Installation Allowance. Rates & Taxes; Operating Costs; Generator on site; Fibre Optic available; Backup Water in progress.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

