



5,960m² Office To Let in Hillcrest

Size	5960m ²
Gross Monthly Rental per m ²	R953,500
Lease Period	60 months
Availability	Immediately
Deposit	R2,000,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	550
Basement Parking	750
Parking Ratio	4 Per 100m ²
Air Conditioning	Yes
Security	Yes
Power 3 Phase	No

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



Marita Meyer

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On Lunnion, Hillcrest, Pretoria

Prestigious office space with corporate profile on prominent corner location

Bordering Brooklyn, in ever popular Hillcrest area
Secure access to office park with 24/7 guardhouse
Close to University of Pretoria & various Government departments
Surrounded by Embassies & High Commissions
On Gautrain bus route, public transport available
Easy access to...

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. Space planning. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator on site. 24 hour security. Access control. Lift.

Lease Excludes

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

