



## 2,430m<sup>2</sup> Office To Let in Lynnwood

Size	2430m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R22,000
Lease Period	36 months
Availability	Negotiable
Deposit	R450,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	650
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.



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### Xcelpark, Lynnwood, Pretoria

Stand-alone office blocks on prominent corner  
Open-plan offices, arranged around an atrium  
Close to Lynnwood off-ramp from N1 freeway, easy access to Pretoria CBD,  
Pretoria University, CSIR, eastern suburbs  
On Gautrain bus & public transport routes.

#### 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 at One month's net rental amount per year of lease.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

