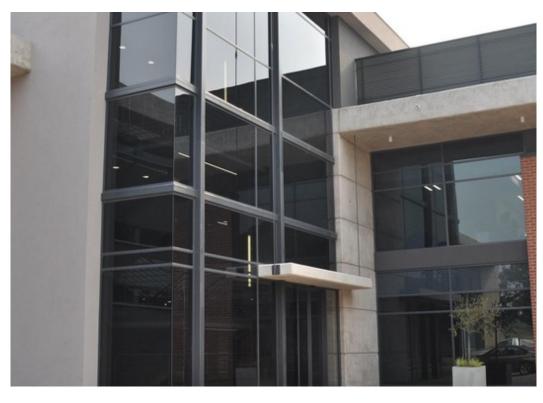


COMMERCIAL

R183.5 per m² 27 Apr 2025 Web Ref LW0003

https://www.nicheprop.co.za







129m² Office To Let in Lynnwood

Size129m²Gross Monthly Rental per m²R24,000Lease Period36 monthsAvailabilityNegotiableDepositR50,000Annual EscalationSpecify %ZoningCommercial

Open Parking 500
Covered Parking Basement Parking 800

Parking Ratio 4 Per 100m²

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

The Corner Office, Lynnwood, Pretoria

Modern new stand-alone building with energy saving features. Excellent corner location with high visibility.

Sought after secure premises.

Centrally located with easy access to the N1 freeway & Pretoria CBD. Close to Lynnwood Bridge Centre, banking facilities, restaurants.

Public transport available, on Gautrain bus route. Various office sizes...

Extras

Gross Rental excludes Parking Costs, Utilities, Rates, VAT. Deposit equal to 3 months' gross exit rental. Space subject to availability. Landlord's terms and conditions apply

Lease Includes

Tenant Installation includes existing furniture. Generator on site. Fibre Optic cabling.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; Rates & Taxes R33,58/m2; VAT.

