



## 129m<sup>2</sup> Office To Let in Lynnwood

Size	129m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R24,000
Lease Period	36 months
Availability	Negotiable
Deposit	R50,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	500
Covered Parking	-
Basement Parking	800
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)

### 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/m<sup>2</sup>; VAT.

