

## 27 Apr 2025 Web Ref LW0005

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# 122m<sup>2</sup> Office To Let in Lynnwood

122m<sup>2</sup>

Size

niche

properties

**COMMERCIAL** 

Gross Monthly Rental per m<sup>2</sup> Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio Air Conditioning Security Power 3 Phase R20,000 36 months Immediately R40,000 Specify % Commercial 350 -750 4 Per 100m<sup>2</sup> Yes Yes No

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



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### Eastwood, Lynnwood, Pretoria

Established Office Park, secure environment Classic clean lines with modern finishes, street appeal Situated off Lynnwood road with easy access to the N1 and N4 highways, convenient location from Eastern suburbs Ideal for corporate clients In close proximity to The Wilgers Hospital & The Grove Mall.

### 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. Generator on site.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.



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