



## 320m<sup>2</sup> Office To Let in Menlo Park

Size	320m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R50,000
Lease Period	36 months
Availability	Immediately
Deposit	R100,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	700
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.

### Landmark West, Menlo Park, Pretoria

A grade offices located at highly visible location just off the N1. Convenient location on central through road, entrance in quiet cul-de-sac. On Gautrain bus route & public transport routes. High tech modern design, light and airy.

#### 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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