

## 27 Apr 2025 Web Ref CL0221

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

320m<sup>2</sup>

Size 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

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**COMMERCIAL** 

R50,000 36 months Immediately R100,000 Specify % Commercial --700 4 Per 100m<sup>2</sup> Yes Yes No

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



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### 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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