



## 1,500m<sup>2</sup> Office To Let in Menlyn

Size	1500m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R200,000
Lease Period	36 months
Availability	Immediately
Deposit	R400,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	550
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.



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### Glen Manor, Menlyn, Pretoria

Corporate offices available in a secure, user-friendly environment. Access control. Walking distance to Menlyn & Menlyn Maine Central Square. Shops, restaurants, entertainment, banking services, medical facilities, hotel - all within easy reach.

#### 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. Operating Costs. Space planning. Fibre Optic Connectivity available. Generator on site.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

