

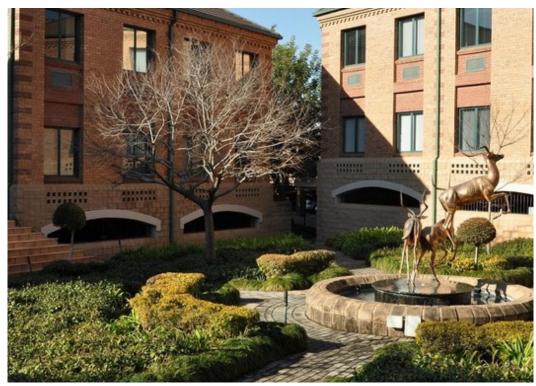
properties

COMMERCIAL

R125 per m²

27 Apr 2025 Web Ref CL0143

https://www.nicheprop.co.za







650m² Office To Let in Menlyn

Size 650m²
Gross Monthly Rental per m² R85,000
Lease Period 36 months
Availability Immediately
Deposit R170,000
Annual Escalation Specify %
Zoning Commercial
Open Parking 450

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Covered Parking 550
Basement Parking 700

Parking Ratio 4 Per 100m²

Air Conditioning Yes
Security Yes
Power 3 Phase No

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



Marita Meyer

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Glen Manor, Menlyn, Pretoria

Established office park in the heart of Menlyn. Walking distance to Menlyn & Menlyn Maine Central Square. Corporate offices available in a secure, user-friendly environment. Access control.

Established office park in the heart of Menlyn business hub Excellent location with ease of access to N1 highway

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.

