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# 496m<sup>2</sup> Office To Let in Menlyn

#### 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 496m<sup>2</sup> R95,000 36 months Immediately R200,000 Specify % Commercial --800 4 Per 100m<sup>2</sup> Yes Yes No

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



### Marita Meyer

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## Corobay Corner, Menlyn, Pretoria

Located on a prominent through road in the Menlyn Maine area Excellent office suite in modern building Access controlled security On Gautrain bus route, public transport available Close to Menlyn Maine Central Square with banking facilities, restaurants, shops, gymnasium, hotel, medical facilities

### 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. Fibre Optic connectivity.

### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.



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