



## 165m<sup>2</sup> Office To Let in Menlyn

Size	165m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R35,000
Lease Period	36 months
Availability	Immediately
Deposit	R70,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	800
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.

### Corobay Corner, Menlyn, Pretoria

Located on a prominent through road in the Menlyn Maine area. Excellent smaller 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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