



600m² Office To Let in Menlyn

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|---|-------------------------|
| Size | 600m ² |
| Gross Monthly Rental per m ² | R125,000 |
| Lease Period | 60 months |
| Availability | Immediately |
| Deposit | R250,000 |
| Annual Escalation | Specify % |
| Zoning | Commercial |
| Open Parking | 475 |
| Covered Parking | 575 |
| Basement Parking | 950 |
| Parking Ratio | 5 Per 100m ² |
| Air Conditioning | Yes |
| Security | Yes |
| Power 3 Phase | No |

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



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Summit Place, Menlyn, Pretoria

Strategically located at the Garstfontein offramp. Excellent visibility, easy access to N1 freeway and Menlyn Business District. High profile green development with blue chip tenants. Suitable for corporate headquarters. State-of-the-art security, ample parking, upmarket finishes. Hotel facilities, Gym, Restaurants, Canteen. Menlyn Mall & Menlyn...

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 as per Developer's A Grade standards. Generator on site. Fibre Optic connectivity.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

