



## 180m<sup>2</sup> Office To Let in Menlyn

Size	180m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R37,000
Lease Period	36 months
Availability	Immediately
Deposit	R70,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	475
Covered Parking	575
Basement Parking	950
Parking Ratio	5 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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### 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, Menlyn Mall & Menlyn Maine Central Square close...

#### 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.

