



500m² Office To Let in Menlyn

Size	500m ²
Gross Monthly Rental per m ²	R78,000
Lease Period	36 months
Availability	Immediately
Deposit	R160,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	750
Parking Ratio	4 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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Menlyn Corner, Menlyn, Pretoria

Menlyn Corner is a premium grade development situated on a high visibility corner in the sought after and prestigious Menlyn node. Easy access to N1 freeway, on Gautrain bus route, with public transport Next to First National Bank & Rand Merchant Bank building. Ultra modern offices with excellent finishes, latest technology, cost saving green...

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: 3 year: R510 /m2; 5 year: R930 /m2; Any overrun will be for the tenant's account. Operating Costs. Rates & Taxes. Fibre Optic.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

