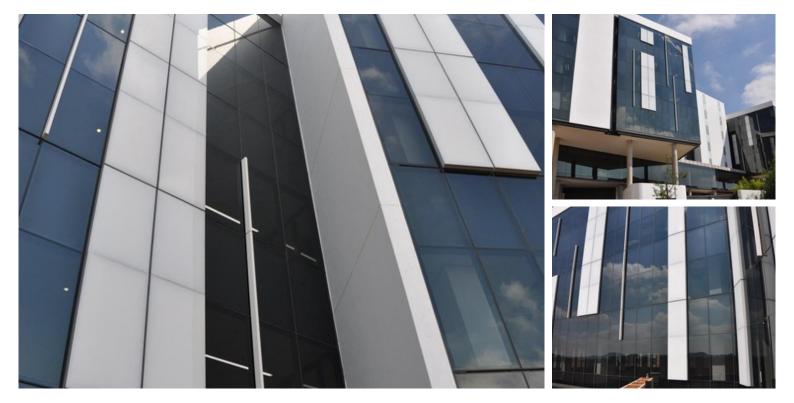


27 Apr 2025 Web Ref <mark>CL0031</mark>

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# 500m<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 500m<sup>2</sup> R78,000 36 months Immediately R160,000 Specify % Commercial --750 4 Per 100m<sup>2</sup> Yes Yes No

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



### Marita Meyer

Direct Line: 082 444 1802 Contact Head Office: Email: marita@nicheprop.co.za

## 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.



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