

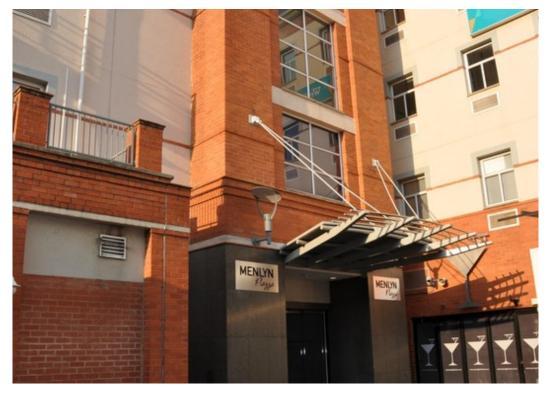
properties

COMMERCIAL

R110 per m²

27 Apr 2025 Web Ref CL0005

https://www.nicheprop.co.za







750m² Office To Let in Menlyn

Size $750m^2$ Gross Monthly Rental per m^2 R82,500Lease Period24 monthsAvailabilityImmediatelyDepositR170,000Annual EscalationSpecify %ZoningCommercial

Open Parking Covered Parking Basement Parking 600

Parking Ratio 3 Per 100m²

Air Conditioning Yes
Security Yes
Power 3 Phase 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 Piazza, Menlyn, Pretoria

Popular Office block in the heart of Menlyn, with convenient access to restaurants, Menlyn Mall, N1 freeway.

On Gautrain bus & public transport routes.

Refurbished - excellent rates.

Right next to Menlyn Maine Central Square, offering a range of signature shops, restaurants, banking, gym, hotel, entertainment.

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: R345 /m2; 5 year: R630 /m2; Any overrun will be for the tenant's account. Fibre Optic.

Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

