



750m² Office To Let in Menlyn

Size	750m ²
Gross Monthly Rental per m ²	R82,500
Lease Period	24 months
Availability	Immediately
Deposit	R170,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	-
Covered Parking	-
Basement Parking	600
Parking Ratio	3 Per 100m ²
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.

