



## 618m<sup>2</sup> Office To Let in Menlyn

Size	618m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R145,250
Lease Period	60 months
Availability	Immediately
Deposit	R300,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	550
Covered Parking	-
Basement Parking	1100
Parking Ratio	4 Per 100m <sup>2</sup>
Air Conditioning	Yes
Security	Yes
Power 3 Phase	Yes

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



**Marita Meyer**

**Direct Line:** 082 444 1802

**Contact Head Office:**

**Email:** [marita@nicheprop.co.za](mailto:marita@nicheprop.co.za)

### Summit Place, Menlyn, Pretoria

Summit Place is strategically located on N1 highway 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, a strategic business address, contemporary design. State-of-the-art security, ample parking, upmarket...

#### 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

Completely refitted interior, brand new finishes. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator on site. 24 hour security. Access control.

#### Lease Excludes

Parking costs. Electricity & Water consumption. Refuse & Sanitation. Generator diesel pro-rata consumption. VAT.

