



## 135m<sup>2</sup> Office To Let in Menlyn

Size	135m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R20,000
Lease Period	36 months
Availability	Immediately
Deposit	R40,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	550
Covered Parking	650
Basement Parking	750
Parking Ratio	4 Per 100m <sup>2</sup>
Air Conditioning	Yes
Security	Yes
Power 3 Phase	No

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



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### Menlyn Woods, Menlyn, Pretoria

Established Office Park conveniently located in greater Menlyn area. New Menlyn Maine Central Square nearby. Easy access to the N1 freeway, public transport available. Tree-filled courtyard provides tranquil atmosphere in a corporate setting. Access control. Quiet cul-de-sac.

#### 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 at One month's net rental amount per year of lease. Fibre Optic connectivity.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

