



## 270m<sup>2</sup> Office To Let in Monument Park

Size	270m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R35,000
Lease Period	36 months
Availability	Immediately
Deposit	R70,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	150
Covered Parking	300
Basement Parking	420
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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### Monumentpark Office Park, Monument Park, Pretoria

Popular office park at Monument Park off-ramp from R21 highway. Sought after location, seldom available. Easy access from N1, Pretoria CBD and most suburbs. Access control with guard house. On public transport & Gautrain Bus routes.

#### 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. Generator on site. Fibre Optic Connectivity available.

#### Lease Excludes

Electricity & Water consumption; Refuse & Sanitation; VAT.

