

properties

### **COMMERCIAL**

# R100 per m<sup>2</sup>

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# 2,000m<sup>2</sup> Office To Let in Monument Park

Size

Gross Monthly Rental per m<sup>2</sup> Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio Air Conditioning Security Power 3 Phase 2000m<sup>2</sup> R200,000 36 months Immediately R400,000 Specify % Commercial 165 200 -4 Per 100m<sup>2</sup> Yes Yes 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

# Fountain Square, Monument Park, Pretoria

Affordable offices close to major access routes Office building features enclosed atrium with entertainment deck Conference and Training facilities on ground floor In-house coffee shop Secure access control Lift available for disabled clients & staff On public transport routes Adjacent to small convenience centre Located just off R21 freeway, with access to N1 highway, Pretoria CBD

#### 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.



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