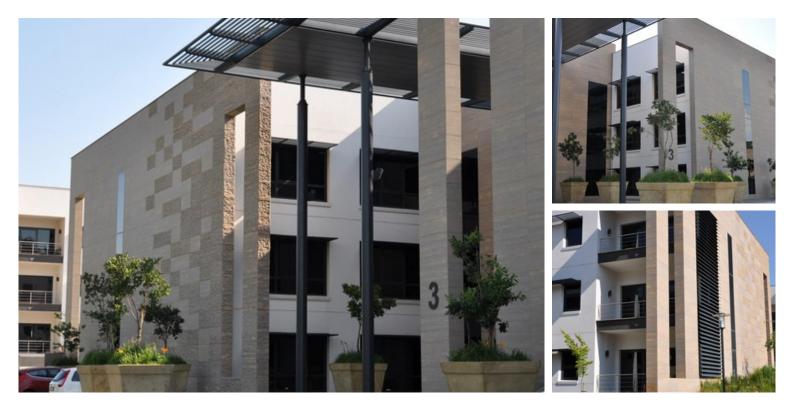


COMMERCIAL

R180 per m²

27 Apr 2025 Web Ref <mark>CL4047</mark>

https://www.nicheprop.co.za



7,000m² Office To Let in Nieuw Muckleneuk

Size Gross Monthly Rental per m² Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio Air Conditioning Security Power 3 Phase 7000m² R1,260,000 60 months Immediately R260,000 Specify % Commercial 450 -950 5 Per 100m² Yes Yes 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

Walker Creek, Nieuw Muckleneuk, Pretoria

Nieuw Muckleneuk, bordering Brooklyn Business District A very private office park with blue chip tenants Prominent location on main through-road between Brooklyn & CBD Favoured by Corporate tenants Secure premises with access control, ample basement parking Easy access to Brooklyn Mall, restaurants, banking services Access to Public transport &...

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

Generous Tenant Installation Allowance. Space planning. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator on site. 24 hr security. Access control. Backup water.

Lease Excludes

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



Disclaimer: While every effort has been made to ensure the accuracy of the information contained herein, Niche Properties makes no warranty as to the completeness of this advertisement brochure. This document shall constitute an introduction to the mentioned property, and Niche Properties shall be considered the effective cause of any transaction that comes as a result of this introduction. You may only display, print or download temporary copies of this document for your own personal non-commercial use. You are invited to contact the broker for more details.