



## 7,000m<sup>2</sup> Office To Let in Nieuw Muckleneuk

Size	7000m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R1,260,000
Lease Period	60 months
Availability	Immediately
Deposit	R260,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	-
Basement Parking	950
Parking Ratio	5 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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### 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.

