



200m² Office To Let in Nieuw Muckleneuk

Size	200m ²
Gross Monthly Rental per m ²	R36,000
Lease Period	36 months
Availability	Immediately
Deposit	R80,000
Annual Escalation	Specify %
Zoning	Commercial
Open Parking	450
Covered Parking	-
Basement Parking	950
Parking Ratio	5 Per 100m ²
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

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 & Gautrain bus route
Green Rated Development with energy...

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 done, excellent finishes. Operating Costs. Rates & Taxes. Fibre Optic Connectivity. Generator on site. 24 hour security. Access control. Lift. Backup water. .

Lease Excludes

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

