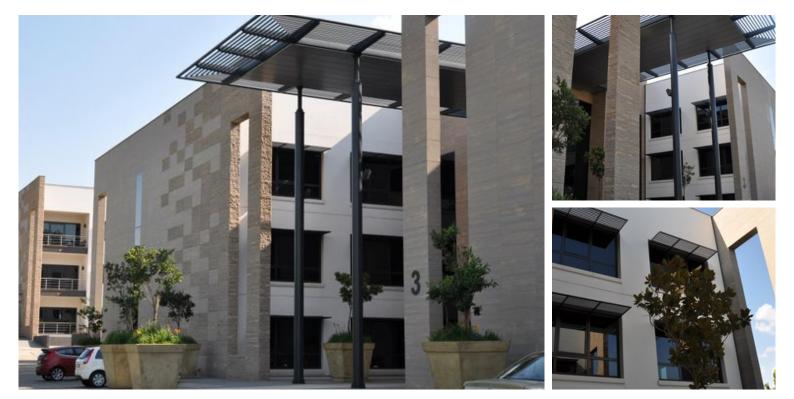


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200m² Office To Let in Nieuw Muckleneuk

Size Gross Monthly Rental per m² Lease Period Availability Deposit Annual Escalation Zoning Open Parking Covered Parking Basement Parking Parking Ratio Air Conditioning Security

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COMMERCIAL

200m² R36,000 36 months Immediately R80,000 Specify % Commercial 450 -950 5 Per 100m² Yes Yes No

All rates exclude escalation and 14% V.A.T.



Power 3 Phase

Marita Meyer

Direct Line: 082 444 1802 Contact Head Office: Email: marita@nicheprop.co.za

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.



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