



## 490m<sup>2</sup> Restaurant To Let in Brooklyn

Size	490m <sup>2</sup>
Gross Monthly Rental per m <sup>2</sup>	R83,000
Lease Period	60 months
Availability	Immediately
Deposit	R170,000
Annual Escalation	Specify %
Zoning	Mixed Use
Open Parking	-
Covered Parking	-
Basement Parking	-
Parking Ratio	4 Per 100m <sup>2</sup>
Air Conditioning	Yes
Security	Yes
Power 3 Phase	Yes

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



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### Brooklyn Bridge, Brooklyn, Pretoria

Prime address in Brooklyn business core  
Occupied by Embassies and Corporate tenants including Government  
Secure premises with access control, roaming security guards  
Basement parking with double security entrance/exit, ample parking bays  
Easy access to Brooklyn Mall, SARS offices, banking services  
Access to Public transport & Gautrain bus...

#### 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. Operating Costs. Rates & Taxes. Space planning. Fibre Optic Connectivity. Generator on site.

#### Lease Excludes

Gross Rental excludes Parking Costs, Utilities, VAT. Space subject to availability. Landlord's terms and conditions apply.

