

# 28,000 pm

BROOKLYN | PARK DEV | FEHRSEN STREET | PRETORIA

 **175 m<sup>2</sup>**

BROOKLYN | 175 SQUARE METER OFFICE TO LET | PARK DEV | 570 FEHRSEN STREET | PRETORIA

**LOADSHEDDING FRIENDLY!!!**

Brooklyn Bridge is a highly sought after corporate building based in Brooklyn. This spacious A grade unit is situated on the 2nd floor of the Brooklyn Bridge building on Fehrsern Street. This white box unit is ideal to create your own unique office space as the landlord is offering a Beneficial Occupation Period.

This 175 square meter white box unit offers a welcoming reception area, 1 open-plan office component and 3 closed office, complete with carpet and tiled flooring. The unit has been equipped with central air-conditioning and features multiple windows that allow for ample natural light. The Brooklyn Bridge building also offers wheelchair friendly options via a fully functioning elevator providing easy access to the offices and ready to go fibre connections, as well as a backup generator in case of power outages. The Brooklyn Bridge Building offers multiple communal areas such as male-and-female ablutions for tenants and a coffee shop. The Brooklyn Bridge Building has good security provided by access-controlled...

**Gross Monthly Rental** R28,000 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 175        | <b>Security</b>         | Yes |
| <b>Parking Bays</b>             | -          | <b>Air Conditioning</b> | Yes |
| <b>Title</b>                    | -          | <b>Generator</b>        | -   |
| <b>Zoning</b>                   | Commercial | <b>Fibre</b>            | -   |

## CONTACT US

Call the Officeplace Broker  
**Jean Coetzer**  
**Cell** No. 064 755 7331  
**Email** jean@officeplace.co.za

Call the Officeplace Branch  
**Pretoria**  
**Office** No. (012) 6440522  
**Email** infopta@aproperty.co.za

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