

# 13,885 pm

RODERICKS STREET | LYNNWOOD | PRETORIA

 **89 m<sup>2</sup>**

RODERICKS STREET | 89 SQUARE METER OFFICE SPACE TO LET | LYNNWOOD | PRETORIA

The building offers a spacious 89 square metre Commercial space to let situated at 457 Rodericks Street based in the booming area of Lynnwood, Pretoria. The property has great access to the N1 highway, Menlyn, Menlo Park, Brooklyn and Hillcrest providing a great travelling experience to these surrounding suburbs. The property has easy access to several amenities hosted within the surrounded area such as Lynnwood Bridge, University of Pretoria and Hillcrest Shopping Centre.

The working space is a 89 square meter office on the ground floor of the building. The office space comprises out of white box office, a kitchen and communal ablutions. The landlord is renovating the working space and will install carpets, and the tenant will have to install the drywall and complete the office to their specific needs. It features air-conditioning to contribute to enhancing the air quality in the workplace, back power supply to help keep productivity flowing during load shedding and fibre connectivity for fast and reliable internet access.

The property offers 24-hour...

**Gross Monthly Rental** R13,885 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	89	<b>Security</b>	-
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

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