

# 33,489 pm

LYNNWOOD | LYNNWOOD ROAD | PRETORIA

 **152 m<sup>2</sup>**

LYNNWOOD | 152 SQUARE METER OFFICE TO LET | 474 LYNNWOOD ROAD | PRETORIA

LOADSHEDDING FRIENDLY!!

@Lynnwood is a highly sought after corporate building based in Lynnwood. This spacious AAA grade unit is situated on the ground floor of @Lynnwood Building on Lynnwood Road. This unit is ideal to create your own unique office space as the landlord is offering a Beneficial Occupation Period.

This 152 square meter office unit features 1 open-plan office component and 7 closed offices, complete with carpet flooring. The unit has been equipped with central air-conditioning and features multiple windows that allow for ample natural light. @Lynnwood Building also offers ready-to-go fibre connections along with a back-up-generator in case of power outages as well as an entertainment area. Head Office offers multiple communal areas such as a reception area, a boardroom, a kitchen area and male-and-female ablutions for tenants. @Lynnwood has good security provided by access-controlled entrance and exit points and on-site security.

**Gross Monthly Rental** R38,489 Excl Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	152	<b>Security</b>	Yes
<b>Parking Bays</b>	2.0	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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