

# 37,657 pm

MENLO PARK | OX STREET | PRETORIA

 **186 m<sup>2</sup>**

MENLO PARK | 186 SQUARE METER OFFICE SPACE TO LET | OX STREET | PRETORIA

BACKUP GENERATOR - LOADSHEDDING FRIENDLY

This 186 square meter office suite is situated within an A-grade commercial building ideally situated on the bustling Ox Street is ideally located in the very well-established business hub of Menlo Park, Pretoria East. The building creates a serene corporate environment with beautifully maintained gardens and landscaping as well as modern fixtures and fittings providing any business with a modern look and feel. The landlord is willing to negotiate on a beneficial occupation period, depending on the terms of the lease, and willing to assist with a tenant installation allowance dependent on the lease agreement.

This immaculate office space has been partitioned into a reception area, 4 closed office component complete with an open-plan office area, a server room, a boardroom area, and a dedicated kitchen area. Tenants will have access to communal ablutions. It showcases beautiful fittings and fixtures, carpet flooring, and large windows with blinds that allow a great amount of sunlight to filter in. The office is...

**Gross Monthly Rental** R37,657 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	186	<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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