

# 49,950 pm

PODIUM@MENLYN | MENLYN | LOIS AVENUE | PRETORIA

 270 m<sup>2</sup>

PODIUM@MENLYN | 270 SQUARE METER OFFICE SPACE TO LET | MENLYN | LOIS AVENUE | PRETORIA

BACK UP POWER SUPPLY - LOADSHEDDING FRIENDLY

Menlyn is a modern and booming commercial business hub located in the heart of Pretoria. This spacious 269 square meter office suite is situated inside Podium@Menlyn, a beautiful multi tenanted glass building with glass and elegant steel finishes.

This ready to move in AAA-grade office suite comprises out of a spacious reception area, open-plan office area, 2 private offices and a boardroom as well as a dedicated kitchen area. Tenants of this unit will have access to a modern communal reception area within the building and neat communal ablutions. The unit has conveniently been equipped with central air conditioning and ready to go fibre optic cable for quick internet connectivity. The office suite features modern fixtures and finishes such as glass panel partitioning, neat carpet as well as tiled flooring as. Additionally, the unit showcases large windows with blinds, offering serene views of Atterbury Road and allowing for ample natural light in the office. Podium@Menlyn offers an established...

**Gross Monthly Rental** R49,950 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	270	<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  
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