

# 130,548 pm

MENLYN CENTRAL | DALLAS AVENUE | MENLYN

 **592 m<sup>2</sup>**

MENLYN CENTRAL | 592 SQUARE METER NEAT COMMERCIAL UNIT TO LET | DALLAS AVENUE | MENLYN

This spacious 592 square metre commercial unit is situated on Dallas Avenue based in Menlyn, Pretoria. The office layout presents a reception area, 4 open plan working areas, 4 boardrooms, a dedicated kitchen, 2 communal ablution facilities. The office is equipped with fibre connectivity, big windows with blinds allowing light to brighten up the office, neat carpet and tiled flooring and air-conditioning. The unit has a spacious balcony area of 239 square meter.

The vicinity provides tenants with a back-up power supply, a 48-hour back-up water supply, an elevator providing a wheel-chair friendly environment, available parking for tenants and clientele and 24-hour security with access-controlled entrance and exit points. There is an entertainment area allowing employees to host company events or functions as well as beautiful gardens surrounding the premises. Employees have easy access to the N1 highway providing a great travelling experience to surrounding suburbs as well as creating the absolute best signage opportunity. Menlyn Central is...

**Gross Monthly Rental** R130,548 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	592	<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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