

25,800 pm

MENLYN CENTRAL | DALLAS AVENUE | MENLYN | PRETORIA

 **117 m²**

MENLYN CENTRAL | 117 SQUARE METER NEAT FREE-STANDING OFFICE SPACE TO LET | DALLAS AVENUE | MENLYN | PRETORIA

NO LOADSHEDDING - BACKUP GENERATOR!!

4-STAR GREEN RATED BUILDING WITH FULL BACK UP POWER AND 48-HOUR BACKUP WATER

Menlyn is a booming commercial node situated within the East of Pretoria. This immaculate 117 square meter office suite is situated within Menlyn Central, a premium P-grade unique glass building, ideally situated within the prime commercial node of Menlyn Maine Precinct on the bustling Dallas Avenue. This pristine office unit has been fitted out, but also has space to be fitted and created according to the tenant's needs.

The unit has been partitioned into a reception area, a spacious open-plan office area, 2 private offices, a boardroom as well as a private kitchen. Tenants will have access to neat communal ablutions within the building. The unit has readily been equipped with central air conditioning as well as ready to go fibre connectivity for quick and convenient internet access. Additionally, it showcases **Gross Monthly Rental of R25,800 Ex Vat** and large windows allowing for the office...

Lease Period 36 months
Available From Immediately

Floor Size m²	117	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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