

# 34,320 pm

PODIUM @ MENLYN | LOIS AVENUE | MENLYN | PRETORIA

 **208 m<sup>2</sup>**

PODIUM @ MENLYN | 208 SQUARE METER OFFICE SPACE TO LET | LOIS AVENUE | MENLYN | PRETORIA

AAA-GRADE BUILDING WITH BACKUP POWER!!

Menlyn is a modern and booming commercial business hub located in the heart of Pretoria. This neat 208 square meter office suite is situated inside Podium@Menlyn, a beautiful multi tenanted glass building with glass and elegant steel finishes. Podium@Menlyn offers an established restaurant within the building, creating an ideal space for employees to have a quick lunch or informal meeting. The landlord of this unit is willing to offer a beneficial occupation period and tenant installation allowance, subject to the terms of the lease agreement.

This AAA-grade white box office suite comprises out of a reception area, an open-plan office area, with a big balcony 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...

**Gross Monthly Rental** R34,320 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	208	<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  
**Julindi Coetzer**  
**Cell** No. 064 754 8743  
**Email** [julindi@officeplace.co.za](mailto:julindi@officeplace.co.za)

Call the Officeplace Branch  
**Pretoria**  
**Office** No. (012) 6440522  
**Email** [infopta@aproperty.co.za](mailto:infopta@aproperty.co.za)

 <https://www.facebook.com/officeplace/>

