

# 126,000 pm

MENLYN CORNER | FRIKKIE DE BEER STREET | MENLYN

 **840 m<sup>2</sup>**

MENLYN CORNER | 840 SQUARE METER OFFICE SPACE TO LET | FRIKKIE DE BEER STREET | MENLYN

BACK UP POWER SUPPLY AVAILABLE

Menlyn Corner is based on a busy crossing of Atterbury Road with exceptional main road exposure. It is located within the well-established Menlyn node, situated on Frikkie de Beer Street. This neat unit consists out of a 840 square meter office space.

Comprising out of an immaculate 840 square meter office suite, this unit is situated on the first floor of the multi-tenanted Menlyn Corner building. The office space comprises out of a welcoming reception area, 2 boardrooms, a server room, 2 open-plan offices, and 10 closed office. The office space also comprises out of a shared balcony area, 1 dedicated kitchen area, and 2 communal ablutions. The office unite features air-conditioning, fibre optic cables for fast reliable inter access, neat flooring, and windows with blinds that allow natural light to filter into the building. The Lessor shall grant the Lessee with a neat tenant installation allowance and beneficial occupation period to fit out the office to their own specifications.

This building offers...

**Gross Monthly Rental** R126,000 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	840	<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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