

# 80,250 pm

MENLYN MOTOR CITY | GARSFONTEIN ROAD | MENLYN

 **535 m<sup>2</sup>**

MENLYN MOTOR CITY | 535 SQUARE METER SHOWROOM TO LET | GARSFONTEIN ROAD | MENLYN

Menlyn is a bustling business node situated in the heart of Pretoria East. This pristine showroom is situated on the busy Garsfontein road within the popular motor orientated park, Menlyn Motor City. Menlyn Motor city offers exceptional exposure and signage opportunities on the main road, allowing your business to thrive.

The premises has been segmented into a showroom component on the upper level, complete with an office segment. This Showroom features modern fixtures and fittings such as well as neat tiled flooring, large windows that allow a great amount of sunlight to filter in. The premises showcase a spacious open-plan area, a storage area, there is a back entry as well as a delivery door. The office segment has been partitioned into a reception area, 1 closed office, 2 open plan work spaces, 2 sets of ablutions, with a dedicated kitchen area. The building has been equipped with fibre readily installed connectivity for quick internet connectivity. The landlord is willing to offer a free beneficial occupation period, to assist the tenant with...

**Gross Monthly Rental** R80,250 Ex Vat  
**Lease Period** 36 months  
**Available From** Negotiable

<b>Floor Size m<sup>2</sup></b>	535	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker  
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