

# 93,500 pm

NIEUW MUCKLENEUK | FLORENCE RIBEIRO AVENUE | PRETORIA

 **550 m<sup>2</sup>**

NIEUW MUCKLENEUK | 550 SQUARE METER OFFICE SPACE TO LET | FLORENCE RIBEIRO AVENUE | PRETORIA

LOADSHEDDING FRIENDLY

This neat unit is based on the bustling Florence Ribeiro Avenue in Nieuw Muckleneuk. The premises are perfectly located, boasting exceptional main road exposure coupled with excellent signage options for increased visibility for your business. This unit showcases beautifully maintained gardens and landscaping, creating a quiet and serene corporate environment. The 550 square meter commercial space comprises out of a reception area, 8 closed office components, 2 open-plan office spaces, 2 boardroom areas, a server room, a dedicated kitchen area, and communal ablutions on each floor. The working space has multiple large windows that allow great natural light to filter in. The unit features air-conditioning, fibre installed connectivity, as well as elevator access to create a wheelchair friendly environment. This unit is ideal to create your own unique office space as the landlord is offering a Beneficial Occupation Period coupled with a negotiable Tenant Installation Allowance.

This unit offers twenty-four-hour...

**Gross Monthly Rental** R93,500 Ex Vat

**Lease Period** 36 months

**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	550	<b>Security</b>	Yes
<b>Parking Bays</b>	10.0	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

**Jean Coetzer**

**Cell** No. 064 755 7331

**Email** jean@officeplace.co.za

Call the Officeplace Branch

**Pretoria**

**Office** No. (012) 6440522

**Email** infopta@aproperty.co.za

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