

126,650 pm

NIEUW MUCKLENEUK | FLORENCE RIBEIRO AVENUE | PRETORIA

 **745 m²**

NIEUW MUCKLENEUK | 745 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 745 square meter white box commercial space comprises out of a reception area, closed office components, a server room, and communal ablutions on each floor. The working space has multiple large windows that allow great natural light to filter in. The unit features 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 on-site security, as well as access-
Gross Monthly Rental R126,650 Ex Vat

Lease Period 36 months
Available From Immediately

Floor Size m²	745	Security	Yes
Parking Bays	10.0	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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