

# 33,398 pm

NIEUW MUCKLENEUK | TRAM STREET | PRETORIA

 **150 m<sup>2</sup>**

NIEUW MUCKLENEUK | 150 SQUARE METER OFFICE TO LET | 273 TRAM STREET | PRETORIA

LOADSHEDDING FRIENDLY!!!

This spacious A grade unit is situated on the 2nd floor of the office building on Tram Street in the Nieuw Muckleneuk area. This unit is ideal to create your own unique office space as the landlord is offering a Beneficial Occupation Period.

This office unit comprises out of a welcoming reception area, 1 open-plan office component, 4 closed office component, a boardroom and server room, complete with carpet flooring. The unit has been equipped with a kitchen area, air-conditioning, fibre optic cable for quick internet access and ablutions easily accessible to staff. The unit showcases multiple windows that allow for ample natural light to filter in. The building also offers a back-up-generator in case of power outages, an entertainment area and wheelchair friendly options via a fully functioning elevator providing easy access to the offices. The office building has good security provided by access-controlled entrance and exit points, a guard house and on-site security.

**Gross Monthly Rental** R38,398 Excl Vat

**Lease Period** 36 months  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 150        | <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

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