

# 167,090 pm

RIVER WALK BUILDING | MATROOSBERG ROAD |  
ASHLEA GARDENS

 **770 m²**

RIVER WALK OFFICE PARK | 770 SQUARE METER OFFICE TO  
LET | MATROOSBERG ROAD | ASHLEA GARDENS | PRETORIA

BACKUP POWER SUPPLY -LOADSHEDDING FRIENDLY

River Walk is a modern multi tenanted office park, perfectly stationed on the bustling Matroosberg Road within the well-known business hub of Ashlea Gardens, Pretoria East. River Walk Office Park showcases modern fixtures and fittings providing any business with a modern look and feel, as well as beautifully maintained gardens and landscaping, creating a serene corporate environment.

The current layout of the lettable area was tenant specific, and the landlord will provide a Tenant Installation Allowance with Free Beneficial Occupation for the next tenant to re purpose the layout and to make it their own. This immaculate 770 square meter office suite is currently partitioned into a spacious reception area, multiple closed office components, 2 massive open-plan offices completed with a balcony area with beautiful views, and dedicated kitchen area. Tenants will have access to well maintained communal ablution facilities. The suite is fitted with carpet and tiled floors, along with...

**Gross Monthly Rental** R167,090 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m²</b>	770	<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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