

# 25,800 pm

MENLYN RETAIL PARK | ARAMIST AVENUE | MENLYN | PRETORIA

 **120 m²**

MENLYN RETAIL PARK | 120 SQUARE METER RETAIL SPACE TO LET | FRIKKIE DE BEER STREET | MENLYN | PRETORIA

NO LOADSHEDDING - BACKUP GENERATOR

Menlyn Retail Park is situated in the well-known commercial hub of Pretoria East, located on the bustling Frikkie De Beer Street within Menlyn, Pretoria. Menlyn Retail Park has excellent main road visibility coupled with signage options, this can cultivate a unique exposure opportunity within the area and surrounds. This retail unit is ideal for an upmarket coffee shop, deli shop or a small restaurant.

This unit is currently in a white box state that offers and will consist of its own reception area, 1 closed office component, a balcony space with a dedicated kitchen area, and a set of ablutions. The Landlord is willing to offer a beneficial occupation period dependent on the term of the lease, which allows the tenant to set up their ideal office space before the start of business. The unit has been equipped with central air conditioning, as well as fibre optic cable for quick and convenient internet connectivity. It features modern fixtures and fittings such as neat tiled flooring and...

**Gross Monthly Rental** R25,800 Ex Vat  
**Lease Period** 36 months  
**Available From** Immediately

<b>Floor Size m²</b>	120	<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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