

162,714 pm

Commercial Building To Let in Constantia Kloof | Roodepoort | Falconview House

 **1886 m²**

Falconview House office, located on the 5th floor of the Constantia Office Park with large visibility from the N1 highway.

Incentives are in place for 3 & 5 year leases, in the form of discounted gross rental and parking bay charges and 1.5 times the normal TI allowance. *T&Cs apply. Incentives apply to asking rentals only.

This green and vibrant retail centre is set in beautifully landscaped gardens with flowing ponds and water elements. It is home to an abundance of birds. Established amenities include a Virgin Active gym, restaurants and Shell garage. This retail offers excellent exposure, access onto the N1 (North and South) and is close to public transport.

The office unit has water and generator back-up. There is fibre internet connection in the building. This building offers 24 hour security.

Generator back-up: Yes, R5.50/m2 fee.
Water back-up: Yes, R0.41/m2 fee.
Air conditioning maintenance recovery fee: R64,49 per unit.
Balcony/m2: R50.00/m2.

Gross Monthly Rental R162,714 Ex Vat

Gross rental Rate: R86.25/m2 ex VAT

Lease Period Negotiable

Available From Immediately

Parking:

Floor Size m²	1886	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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