

# 28,059 pm

Edinburgh Gate cnr Jan Smuts and William Nicol Drive |  
Prime property for Lease

 **267 m²**

Situated on the prominent intersection of Jan Smuts and William Nicol Drive, Hyde Park Lane. This A grade office park is ideally located in the heart of Hyde Park within walking distance to numerous retail outlets. Recently refurbished and upgraded, this secure park boasts modern and classic designs with superior finishes. Dark fibre is available for easy high speed telecommunications. Now with full back up generator and full back up water for the entire park.

One month rental per year signed based on a 3 year lease.  
General levy R2.50 per sqm.  
Open parking R550.00 per bay. Shaded parking R620.00 per bay.  
Covered parking R750.00 per bay  
Parking ratio 4 bay / 100sqm

Disclaimer: All amounts exclude VAT and while every effort will be made to ensure that the information, including but not limited to only DEPOSIT AMOUNTS, contained within all our listings are accurate and up to date, we make no warranty, representation or undertaking whether expressed or implied, nor do we assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness, or usefulness of any information.  
Prospective...

**Gross Monthly Rental** R28,059 Ex Vat  
**Lease Period** Negotiable  
**Available From** Immediately

<b>Floor Size m²</b>	267	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	Sectional Title	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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