

# IRENE LINK BUILDING-E

## AVAILABLE SPACE

Building E - 4 219m<sup>2</sup>

FF - 807 m<sup>2</sup>  
2<sup>nd</sup> - 209 m<sup>2</sup>  
2<sup>rd</sup> - 317 m<sup>2</sup>



**R218.00** Gross rental per m<sup>2</sup> / month






 5 Impala Avenue, Doringkloof, Irene

## RENTAL RATES

Net Rental per m <sup>2</sup>	<b>R 160.00</b>
Operating Cost per m <sup>2</sup>	<b>R 30.00</b>
Rates & Taxes per m <sup>2</sup>	<b>R 28.00</b>

Basement Parking per Bay	<b>R 990.00</b>
Open Parking per Bays	<b>R 750.00</b>
Balconies per m <sup>2</sup>	<b>R 140.00</b>
Rental Escalation	<b>8%</b>
Parking rate at 4.34 bays / 100m <sup>2</sup>	

## KEY FEATURES

	Available May 2024
	Back-up power and water available
	Close proximity to Virgin Active
	Easy access to the N1
	4 Star green rated

Tenant Installation Allowance (TI) is **R850 per rentable m<sup>2</sup>** over and above white box

Note: All prices are exclusive of VAT | The TI allowance above is over and above the Base building Item already installed i.e., base Airconditioning and base Ceilings and Lighting | The tenant allowance is based on the rentable area only. The information herewith does not constitute a mandate and is subject to change without notice.

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Property Developers