



**MON TRÉSOR**  
An Omnicane Project

# Office Park

Rental agreement with potential tenants for Office Park

<b>Rent</b>	<b>MUR 595 per m2</b>
<b>Minimum Lease term</b>	2 years
<b>Termination of lease notice</b>	3 months
<b>Annual Escalation</b>	5%
<b>Deposit</b>	2 Months (refundable without interest) + 1 month Rent
<b>Syndic fee paid in arrears (+ VAT)</b>	10% of monthly rental
<b>Parking Ratio</b>	3 parking bays per 100m2
<b>Parking Bays (visitors)</b>	Shared
<b>Basement Bay rental</b>	MUR 2970 per bay monthly
<b>Open Bay rental</b>	MUR 2520 per bay monthly
<b>Utilities costs</b>	For tenant's account <ul style="list-style-type: none"><li>• Electrical meter will be supplied by Landlord</li><li>• Water prorated basis</li></ul>

**Syndic fees** will cover mainly the following items:

- Common area cost
- Security
- Building Management
- Gardening
- Refusal removal
- Cleaning of common areas and external facades of building
- Building equipment and lift repairs and maintenance
- Other common operational costs

The above rental price is on a **Shell and Core basis** and the below will be provided to the tenants:

- Shell partitioning only - Office front in glass and side walls in gypsum dry wall with 1 coat white paint
- Air conditioning
- One main electrical supply point

Emilie Oliver | M: +230 59 74 15 14 | E-mail: eoliver@omnicane.com  
Kevin Gnany | M: +230 52 50 49 40 | E-mail : kgnany@omnicane.com

Mon Trésor Sales Office, Mon Désert Mon Trésor, Plaine Magnien, Mauritius  
[www.montresor.mu](http://www.montresor.mu)