



**Phindile Kamase**  
067 064 8768  
phindile@upsideproperties.co.za

Contact Head Office

031 531 1103

11 Aubrey Drive  
Glenashley  
Durban  
4051



Web Ref CL2955



**R20,000,000**

**Monthly Levy** R10,101 Excl. VAT

**Monthly Rates** R49,114 Excl. VAT

 0  0

1 187m<sup>2</sup> Office building available FOR SALE in La Lucia Ridge, Umhlanga

Upside Properties is pleased to offer this office building in the secure and well-maintained Sinembe Office Park

**Property Specifications**

- Floor area (Incl/Excl common area): 1 187m<sup>2</sup>
- Asking price: R20 000 000
- 3 Storeys (2 office levels and basement parking)
- A-grade facilities and services
- 200 KVA generator
- 24/7 security
- The building has 4 Sections, which could possibly be sectionalised.

**Expenses**

Monthly rates: R49 114  
Monthly levies: R10 101

**Tenants**

**Features**

**Zoning** Commercial

<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	1,187m <sup>2</sup>