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Contact Head Office

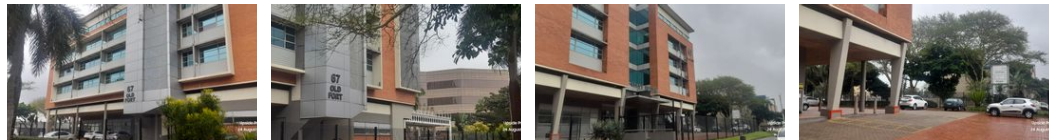
031 531 1103

11 Aubrey Drive  
Glenashley  
Durban  
4051



Upside Properties  
24 August 2023 11:21

Web Ref CL2862



R81,200 pm

**Gross Monthly Rental** R81,200 Excl. VAT    **Monthly Levy** R1 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

 1     1

400m<sup>2</sup> Ground floor office unit available TO LET in Durban Central

Upside Properties is pleased to offer this unit in a well-maintained and secure office building in Durban Central. This unit would be suitable for a Call Centre.

Property Specifications:

- 400m<sup>2</sup> GLA
- R165/m<sup>2</sup> gross rental excluding VAT and utilities
- 16 secure parking bays included in the rental
- secure guest parking available at no additional cost
- 24-hour security
- 24-hour access
- signage
- generator
- Plenty of male and female ablutions within the unit, perfect for a tenant with plenty of staff
- The office is currently fitted out but the tenant can turn it into a shell/white box and have it fitted out as desired.
- T.I./fit-out Allowance is offered by the landlord. R500/m<sup>2</sup> for a 3-year lease and R750/m<sup>2</sup> for a 5-year lease.

## Features

**Zoning**    Commercial

**Interior**  
Air Conditioning    Yes

**Exterior**  
Security    Yes  
Basement Parkings    1  
Open Parking Bays    1

**Sizes**  
Floor Size    400m<sup>2</sup>