



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

Contact Head Office

031 531 1103

11 Aubrey Drive  
Glenashley  
Durban  
4051



Upside Properties  
11 May 2023 15:25

Web Ref CL2864



R23,917 pm

**Gross Monthly Rental** R23,917 Excl. VAT    **Monthly Levy** R1 Excl. VAT

 0     1

134.45m<sup>2</sup> Office unit available TO LET in Morningside, Durban

Upside Properties is pleased to offer this unit in the well-maintained and secure Jt Ross Park: Lion Match

Property Specifications:

- 134.45m<sup>2</sup> GLA
- R150/m<sup>2</sup> gross rental excluding VAT and utilities
- 5 secure open parking bays added to the rental
- secure guest parking available at no additional cost
- 24-hour security and CCTV
- 24-hour access
- generator
- The tenant can turn the whole office into a shell/white box and fit it out as desired.
- T.I Allowance offered (R500/m<sup>2</sup> for a 3-year lease and R750/m<sup>2</sup> for a 5-year lease)

Upside Properties specializes in commercial and industrial property in Greyville, Morningside, Musgrave, Windemere, Umgeni, Springfield, Briardene, Riverhorse Valley, Red Hill, Glen Anil, Durban North, Umhlanga, Mount Edgecombe, Phoenix, Cornubia, Dube

## Features

<b>Building Name</b>	The Stadium Building				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	134m <sup>2</sup>
		Open Parking Bays	1		