



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

Contact Head Office

031 531 1103

11 Aubrey Drive  
Glenashley  
Durban  
4051

NEW



Upside Properties  
11 May 2023 15:25

Web Ref CL3026



R19,774 pm

**Gross Monthly Rental** R19,774 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

 0  1

131.83m<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:

- 131.83m<sup>2</sup> GLA
- R150/m<sup>2</sup> gross rental excluding VAT and utilities
- Open parking bays available at R800/bay
- secure guest parking available at no additional cost
- 24-hour security and CCTV
- 24-hour access
- Generator and backup water
- The tenant can turn the whole office into a shell/white box and fit it out as desired.
- T.I Allowance and/or beneficial occupation offered depending on the tenant's offer and requirements.

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

**Building Name**  
**Zoning**

The Stadium Building  
Commercial

**Interior**

Air Conditioning Yes

**Exterior**

Security Yes  
Open Parking Bays 1

**Sizes**

Floor Size 131m<sup>2</sup>