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Web Ref CL2861



R159,060 pm

**Gross Monthly Rental** R159,060 Excl. VAT    **Monthly Levy** R1 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

 1     1

716m<sup>2</sup> Office unit available TO LET in Glass House Office Park, La Lucia Ridge

Upside Properties is pleased to offer this unit in the well-maintained, well-known, and secure Glass House Office Park.

Property Specifications:

- 716m<sup>2</sup> GLA
- R185/m<sup>2</sup> gross rental excluding VAT and utilities
- 28 secure parking bays added to the rental
- secure guest parking available at no additional cost
- 24-hour security and CCTV
- 24-hour access
- generator
- The unit is currently fitted out. 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

**Zoning** Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes  
Basement Parkings 1  
Open Parking Bays 1

### Sizes

Floor Size 716m<sup>2</sup>