

NEW



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Upside Properties  
01 June 2023 12:30

Web Ref CL3016



R38,050 pm

Gross Monthly Rental R38,050 Excl. VAT  
Monthly Rates R1 Excl. VAT

Monthly Levy R1 Excl. VAT

0 8

175m2 Office unit available TO LET in La Lucia Ridge, Umhlanga

Upside Properties is pleased to offer this unit in the well-maintained and secure 100 Armstrong Avenue in Umhlanga.

Property Specifications:

- 175m2 GLA
- R190/m2 gross rental excluding VAT and utilities
- 8 open 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 (reception, 2 boardrooms, open plan station, 2 meeting rooms, 3 offices, an internal wet kitchen, and male & female ablutions). The tenant welcome 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.

## Features

Zoning Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes  
Open Parking Bays 8

### Sizes

Floor Size 175m²