

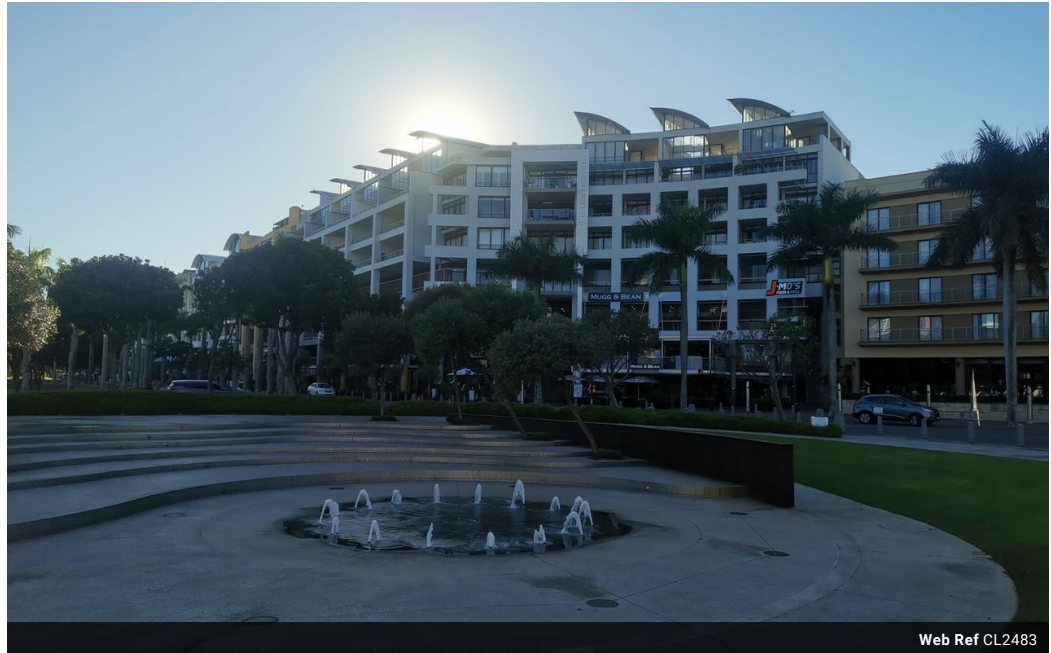


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Web Ref CL2483



R85,310 pm

Gross Monthly Rental R85,310 Excl. VAT

 0  0

449m<sup>2</sup> Office unit available TO LET in Umhlanga Ridge

Upside Properties is pleased to offer this unit in a well-maintained and secure office building in front of the Gateway Theatre of Shopping.

Property Specifications:

- 449m<sup>2</sup> GLA
- R120/m<sup>2</sup> gross rental excluding VAT and utilities
- R70/m<sup>2</sup> Recoveries
- electricity and water are sub-metered
- secure basement parking bays available at R650/bay (excluding VAT)
- 24-hour security
- 24-hour access
- The whole office can be turned into a shell/white box.

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 Trade Port, and Ballito. We also specialize in the Greater Durban area; however, we have concluded deals in other areas around

## Features

**Zoning** Commercial

<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	449m <sup>2</sup>