

NEW



Phindile Kamase

067 064 8768

phindile@upsideproperties.co.za

Contact Head Office

031 5311103

Suite 1  
The Corals  
7 Campbell Drive  
Umhlanga  
4319




Web Ref CL3072



R112,980 pm

Gross Monthly Rental R112,980 Excl. VAT

 1  0

429m<sup>2</sup> Office suite available TO LET in Morningside, Durban

Upside Properties is pleased to offer this unit in the well-maintained and secure Derby Downs Office Park

Property Specifications:

- 538m<sup>2</sup> GLA
- 429m<sup>2</sup> floor area
- 109m<sup>2</sup> patio
- R210/m<sup>2</sup> gross rental excluding VAT and utilities
- Secure basement parking bays available at R850/bay
- Secure guest parking available
- 24-hour security and CCTV
- 24-hour access
- Backup generator and water
- 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 and/or beneficial occupation offered depending on the tenant's offer and requirements.
- Easy access to public transport
- Food court on the ground floor

## Features

Zoning Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes  
Basement Parkings 1

### Sizes

Floor Size 429m<sup>2</sup>