



**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 CL2891



R138,030 pm

**Gross Monthly Rental** R138,030 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

 30  5

588m2 Office unit available TO LET on Florida Road, Durban

Upside Properties is pleased to offer this unit in a well-maintained and secure office building on Florida Road.

Property Specifications:

- 588m2 GLA
- R185/m2 gross rental excluding VAT and utilities
- 35 secure parking bays included in the rental (5 open bays and 30 basement bays)
- secure guest parking available
- 24-hour security and CCTV
- 24-hour access
- signage
- generator
- The whole office can be turned into a shell/white box.
- Tenant Installation Allowance Offered. For a 3-year lease the tenant will be given R294,500 for fit-out. For a 5-year lease the tenant will be given R441,750 for fit-out.

Upside Properties specializes in commercial and industrial property in Greyville, Morningside, Musgrave, Windemere, Umgeni,

## Features

**Zoning** Commercial

**Interior**  
Air Conditioning Yes

**Exterior**  
Security Yes  
Basement Parkings 30  
Open Parking Bays 5

**Sizes**  
Floor Size 588m²