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Web Ref CL3062



R268,572 pm

**Gross Monthly Rental** R268,572 Excl. VAT  
**Monthly Rates** R1 Excl. VAT  
**Monthly Levy** R1 Excl. VAT

 18  51

1 678.58m<sup>2</sup> Office unit available TO LET in La Lucia Ridge, Umhlanga

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

Property Specifications:

- 1 678.58m<sup>2</sup> GLA
- R160/m<sup>2</sup> excluding ops, VAT, and utilities
- 69 secure parking bays available (51 open bays at R850/bay & 18 undercover bays at R950/bay)
- Secure guest parking is 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 and/or beneficial occupation offered depending on the tenant's offer and requirements.

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 18  
Open Parking Bays 51

### Sizes

Floor Size 1,678m<sup>2</sup>