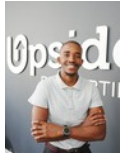


NEW



Phindile Kamase

067 064 8768

phindile@upsideproperties.co.za

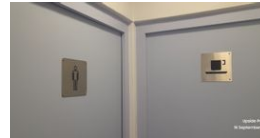
Contact Head Office

031 5311103

Suite 1  
The Corals  
7 Campbell Drive  
Umhlanga  
4319



Web Ref CL3112



R17,945 pm

**Gross Monthly Rental** R17,945 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

 1  1

97m2 Office suite available TO LET in La Lucia Ridge, Umhlanga

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

Property Specifications:

- 97m2 GLA
- R185/m2 gross rental excluding VAT and utilities
- secure parking bays available (open and covered bays at R850/bay and basement bays at R925/bay)
- secure guest parking available at no additional cost
- 24-hour security and CCTV
- 24-hour access
- generator
- The unit is currently fitted out (reception, open plan, 1 office, and 1 boardroom). 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 1  
Open Parking Bays 1

### Sizes

Floor Size 97m²