



Lizl Van Niekerk
0647511007
Lizl@koppcommercial.co.za

Contact Kopp Commercial Head Office

031 3120625

9 Davallen Avenue
Glenashley
Durban North
4051



Web Ref CL15420



R20,000,000

Monthly Levy R669 Excl. VAT

Monthly Rates R3,140 Excl. VAT

54 0

Exceptional Investment Opportunity: AAA Grade Office Block on Umhlanga Ridge

Kopp Commercial is proud to present this outstanding office block, strategically located in the highly sought-after Umhlanga Ridge area. Opportunities to acquire entire blocks of this caliber are rare, making this a unique investment prospect.

Asking Price : R 20 000 000.00

Property Highlights:

Fully Tenanted: This well-maintained building features a robust tenant mix, ensuring immediate cash flow and minimal vacancy risk.

Diverse Office Sizes: The available office spaces are as follows:

- Office 1: 308.83 sqm
- Office 2: 92.78 sqm
- Office 3: 177.52 sqm
- Office 4: 265.62 sqm
- Office 5: 135.99 sqm
- Office 6: 176.66 sqm

Amenities: Each floor is equipped with its own kitchenet and separate male and female ablutions. Wheelchair accessibility and facilities for individuals with special needs

Features

Zoning Commercial

Exterior
Covered Parking Bays 54

Sizes
Floor Size 1,162m²