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### Office space for sale in La Lucia Ridge

Stunning office unit in very secure boom gate with 24/7 guards located in La Lucia/ Umhlanga area. This unit boasts

- Office - 244 Sqm and Balcony 45 Sqm balcony
- A large exclusive use balcony with 180% sea views.
- Sea views from the balcony and offices
- 2 x Alarm systems which work independently
- 2- Ducted air-conditioning units which operate independently
- A satellite dish and access to fibre
- A garden setting which is professionally maintained by the body corporate .
- A generator which is owned by the body corporate and ensures power outages causes no interruption. Diesel cost are apportioned between the owners according to their individual PQ.
- 24 Hour security service , 24 Hour manned access control.

### Features

**Zoning** Commercial

<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	278m <sup>2</sup>