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Web Ref CL12896



R43,090 pm

Gross Monthly Rental R43,090 Excl. VAT

6 2

## A GRADE OFFICE SPACE WITH GREAT SEA VIEWS

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

GLA- 278 Sqm

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 airconditioning 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.

Unit has two executive offices, two large offices, large open plan area. 2 separate toilets, fitted kitchenette, professional reception

## Features

**Zoning** Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes

Covered Parking Bays 6

Open Parking Bays 2

### Sizes

Floor Size 278m<sup>2</sup>