Penthouse

Premium Office Space For Rent In Umhlanga Ridge

South Africa, KwaZulu-Natal, uMhlanga, , , ,

MONTHLY RENTAL PRICE

\$6109.93

132 qm

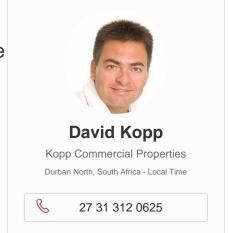
Tooms

bedrooms

⊕ bathrooms

 $\ensuremath{ igorplack}$ floors

car spaces













Generated On: Sun, 30 Jun 2024 13:13:05 +0000

Property export

Kopp commercial is please to offer this professional offices looking over the iconic Gateway shopping centre and offering a large retail component on the ground floor which provides an ideal and convenient shopping scenario for your staff.

The centre is very well designed in how it has separated the office component from the retail and still managing to keep a very professional feel. The offices offer great views of the well-manicured parks in and around Gateway and their open plan feel give them a very spacious feel.

The offices are available immediately and are serviced by under ground parking with easy access from the road and lift access to the offices. Total GLA-431.69 Sqm to let in Umhlanga - usable floor area - 374 smq, ablution, 22.85 sqm, lobby- 34.84 sqm, covered balcony - 97 smq at 190 sqm and 15 parkings at R950 per bay.

Utilities - electricity, water, sanitation and refuse Rates - charged on increases only Generator fee of R3/m2 - measured on internal space only - internal includes lobbies and ablutions.

Aircon servicing and maintenance - this will be a bi-monthly charge of R2,700 excl. vat per month per office. Fire equipment - Serviced annually - cost is R160 per hose reel and R65 per extinguisher.

There are 2 hose reels for Block C and 4 extinguishers. Deposit and lease fees are once off costAdditional cost below not included in the rentalUtilities - electricity, water, sanitation and refuse Rates - charged on increases only Generator fee of R3/m2 - measured on internal space only - internal includes lobbies and ablutions.

Aircon servicing and maintenance - this will be a bi-monthly charge of R2,700 excl. vat per month per office. Fire equipment - Serviced annually - cost is R160 per hose reel and R65 per extinguisher.

There are 2 hose reels for Block C and 4 extinguishers. Deposit and lease fees are once off costs.

For more information or to view the unit contact Dave Kopp.

Available From: 01.06.2024

Floor: 4 Floors: 4 Year Built: 2017 Car Spaces: 4 Year Of Construction: 2017 Type: Office

Amenities

ID Property ID

Generated On:	Sun.	30 Jun	2024	13:13:05 +0000
Gonoratoa Gin	· · · · · · · · · · · · · · · · · · ·	oo ou		10110100

Outdoor Amenities