

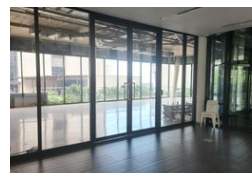


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Contact Prime Property
Umhlanga

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Shop 5
7 on Millennium Boulevard
Umhlanga Ridge
4321



R110,250 pm

Gross Monthly Rental R110,250 Excl. VAT

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Stunning Office unit to Lease in a Prime Location in Umhlanga.

Prime Property presents a 441m² first floor office space for leasing in the Umhlanga Ridgeside Precinct on the Umhlanga Rocks side.

Pran Boulevard is a 4-Star Green Star certified office development comprising two separate buildings with three levels of offices, linked by bridges, featuring a ground floor podium with walk-ways, stunning landscaping and serene water features offering panoramic views.

Rental Price: R110 250.00 ex vat.

Utilities and Operating Cost separate.

Deck Size: 124m². Rental Rate R25m². (separate from rental price).

Availability: Immediately.

Lease Period: 3 years minimum.

Parking: undercover basement parking available at a fee -1250.00 ex vat per bay on a monthly basis.

The offices are designed for high end corporate tenants. Ideal for Attorneys offices, Accounting Practices, Marketing and

Features

Zoning Commercial

Interior

| | |
|------------------|-----|
| Air Conditioning | Yes |
| Power 3 Phase | Yes |

Exterior

| | |
|----------|-----|
| Security | Yes |
|----------|-----|

Sizes

| | |
|------------|-------|
| Floor Size | 441m² |
|------------|-------|