



**Aphelele Cele**  
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Contact Fundation Property

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Block C  
Bellevue Campus  
5 Bellevue Road  
Kloof



Web Ref CL6116



R200 per m<sup>2</sup>

Gross Monthly Rental R32,806 Excl. VAT

 0  0

## Modern First-Floor Office Space To Let in Umhlanga.

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Positioned in the heart of Umhlanga's thriving business district, this well-maintained office space at 2 The High Street, Parkside, Umhlanga offers an ideal environment for growing companies or established professionals seeking a prime location with quick access to major routes, amenities, and a corporate-friendly setting.

### Property Details:

- Premises: Portion of 1st Floor
- Availability: Immediate
- Size: 164.03 SQM
- Gross Rental (Excl. VAT): R200.00/SQM
- Net Rent: R125.17/SQM
- Operational Costs: R25.00/SQM
- Rates: R49.83/SQM

This space presents excellent value given its competitive rental rate in one of Umhlanga's most prestigious addresses. It's ready

## Features

<b>Building Name</b>	Lincoln on the Lake
<b>Zoning</b>	Commercial
<b>Sizes</b>	
Floor Size	164m <sup>2</sup>

