

# R3,483,000

Prime Opportunity: Spacious 129sqm Property Available for Rent or Sale in Vibrant Umhlanga

 **129 m²**

We are delighted to present this exceptional commercial unit available for sale or to let in the highly sought-after area of Umhlanga. Boasting beautiful laminate flooring, an excellent view, and ample parking, this property offers an ideal space for various business ventures.

For lease, the rental price is set at R22,575.00 per month, excluding VAT. If you're considering purchasing the property, it is available for sale at the price of R3,483,000.00.

The unit features a range of amenities to enhance convenience and functionality. With four undercover parking bays available at R900 per bay per month and one open parking bay at R600 per month, you can ensure that both your staff and clients have sufficient parking spaces.

This commercial unit also offers separate water and electricity meters, allowing for easy monitoring and management of utility usage. Additionally, an outside covered seating area provides a pleasant space for employees to relax or for clients to enjoy their visit.

In terms of infrastructure, the building is equipped with a generator, ensuring uninterrupted power supply and quality service.

**Sale Price** R3,483,000.00 Excl. Vat

**Lease Period** -

**Available From** -

<b>Floor Size m²</b>	129	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker

**Brad Price**

**Cell** No. 0824670115

**Email** bradp@apiproperty.co.za

Call the Officeplace Branch

**Johannesburg**

**Office** No. (011) 2341144

**Email** contact@officeplace.co.za

 <https://www.facebook.com/officeplace/>

