

# 20,500 pm

Prime 131m<sup>2</sup> Commercial Space to Let in Umhlanga – Modern, Air-Conditioned, and Strategically Located

 **131 m<sup>2</sup>**

This 131m<sup>2</sup> commercial space in the heart of Umhlanga offers an ideal setting for businesses seeking a strategic location with excellent amenities. The unit is fully air-conditioned, ensuring a comfortable environment for employees and clients year-round. The layout is designed to accommodate a variety of commercial uses, from offices to retail or service-based enterprises. With large windows, the space is bright and welcoming, adding to the professional ambiance.

Located in a secure, well-maintained building, this space provides easy access to major roads and public transport routes. Ample parking and proximity to popular dining and shopping venues enhance the convenience for staff and visitors alike.

Commercial Area Profile: Umhlanga

Umhlanga has emerged as one of the premier commercial hubs on the KwaZulu-Natal coast, known for its vibrant business ecosystem and modern infrastructure. The area is home to numerous corporate headquarters, retail centers, and top-tier restaurants, making it a bustling and dynamic locale for businesses of all sizes.

Benefits of Being Located in Umhlanga:

**Gross Monthly Rental** R20,500 Ex Vat

**Lease Period** Negotiable

**Available From** Negotiable

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 131        | <b>Security</b>         | -   |
| <b>Parking Bays</b>             | -          | <b>Air Conditioning</b> | Yes |
| <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/>

