



**Sarisha Moodley**  
0684813594  
sarisha@primeproperty.com

Contact Prime Property  
Umhlanga

031 566 5416

Shop 5  
7 on Millennium Boulevard  
Umhlanga Ridge  
4321



Web Ref CPP3898



**R22,000,000**

Monthly Rates R43,567.8 Excl. VAT

 0  0

### Perfect for your head office

Seize a prime investment opportunity with this distinguished commercial building located in Umhlanga. Offering a strategic position and exceptional features, this property is ideal for a range of commercial uses.

Location: Nestled in Umhlanga, this building benefits from a high-visibility location in the bustling Umhlanga area, renowned for its vibrant commercial activity and accessibility. The property is well-positioned in a gated office park. The area of the building is 1162sqm which is fully tenanted and producing a decent rental income.

Each office size is as follows:

- 1- 116.95sqm
- 2- 148.73sqm
- 3-265.69sqm
- 4-265.69sqm
- 5-312.72sqm

Each floor has its own kitchen net and separate male and female toilet.

This building is load shedding free as it has a backup generator. Roughly around 45 parking bays.

### Features

**Zoning** Commercial

**Sizes**

Floor Size	1,162m <sup>2</sup>
Land Size	4,000m <sup>2</sup>