

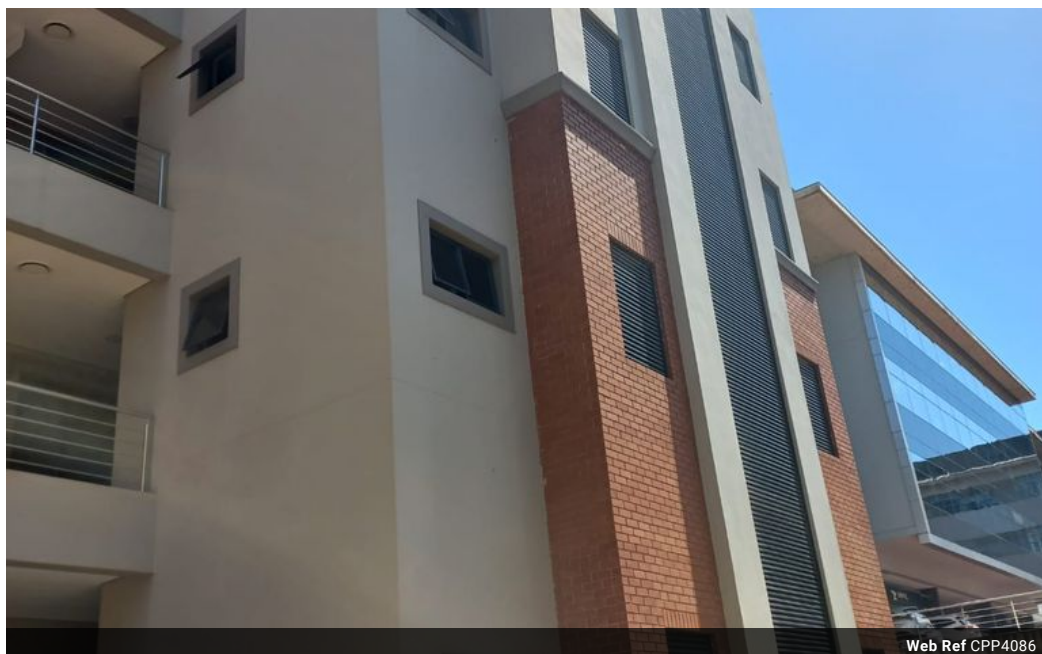


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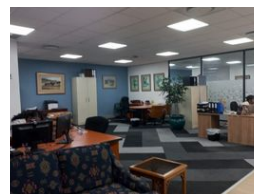
Contact Prime Property  
Umhlanga

031 566 5416

Shop 5  
7 on Millennium Boulevard  
Umhlanga Ridge  
4321



Web Ref CPP4086



**R32,800 pm**

**Gross Monthly Rental** R32,800 Excl. VAT

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### Prime Office unit to Lease in Umhlanga Ridge.

Prime Property presents a 164m² P-Grade, Green Star Rating office unit to lease at Lincoln on the Lake in Umhlanga New Town Centre.

Lincoln on the Lake is located in the Parkside Precinct in the heart of Umhlanga. The building overlooks the picturesque Chris Saunders Park and comprises 3650m² of lettable office space over three floors, with a total of 1193m² lettable retail space on the ground floor.

The office unit is located on the first floor.

The Rental: R32 800. 00 ex vat. Operating cost separate.

Parking: Basement parking bays at R925 a bay ex vat per month.

Open parking bay at R850 a bay. ex vat per month.

630 KVA Standby Generator.

Availability: Immediately.

Lease Period: 3 years.

The office unit will be ideal as an admin office, legal firm, accounting office and similar applications.

### Features

**Zoning** Commercial

**Interior**  
Power 3 Phase Yes

**Exterior**  
Security Yes

**Sizes**  
Floor Size 164m²

