

# To Let

## The Marine Unit 0802

22 Dorothy Nyembe Road, Durban Central, Durban, KwaZulu Natal, 4001

https://www.cwbroll.co.za

# The Building

## The Marine

Nestled in Durban's CBD, the Marine Building enjoys a prime location surrounded by key legal firms, government offices, and the SAPS investigation division, fostering a robust professional network for collaboration and success. Renowned for its panoramic views of the ocean and city center, this building consistently ranks among Durban's top office destinations. Modern amenities and meticulous management by Delta Property Fund ensure a professional and comfortable work environment, tailored to meet varying business needs. Strategically located on Margaret Mncadi Avenue at the Esplanade, the Marine Building offers seamless access in and out of the CBD, with close proximity to essential amenities such as Wilson Wharf, The Port, ICC, and City Hall.

**Features**
Prime Location | Panoramic Views | Modern Amenities | Meticulous Management | Seamless Access

## Building information

| | |
|---|---|
| Gross Lettable Area | **24,655 m²** |
| Grade | **A* Grade** |
| Building sector | **Office** |







# The Space

**262m² Office space available to let in The Marine, Durban Central, Durban.**

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## Unit information

| | |
|---|---|
| Monthly rental | **R 26 014,28** |
| Gross lettable area | **214 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

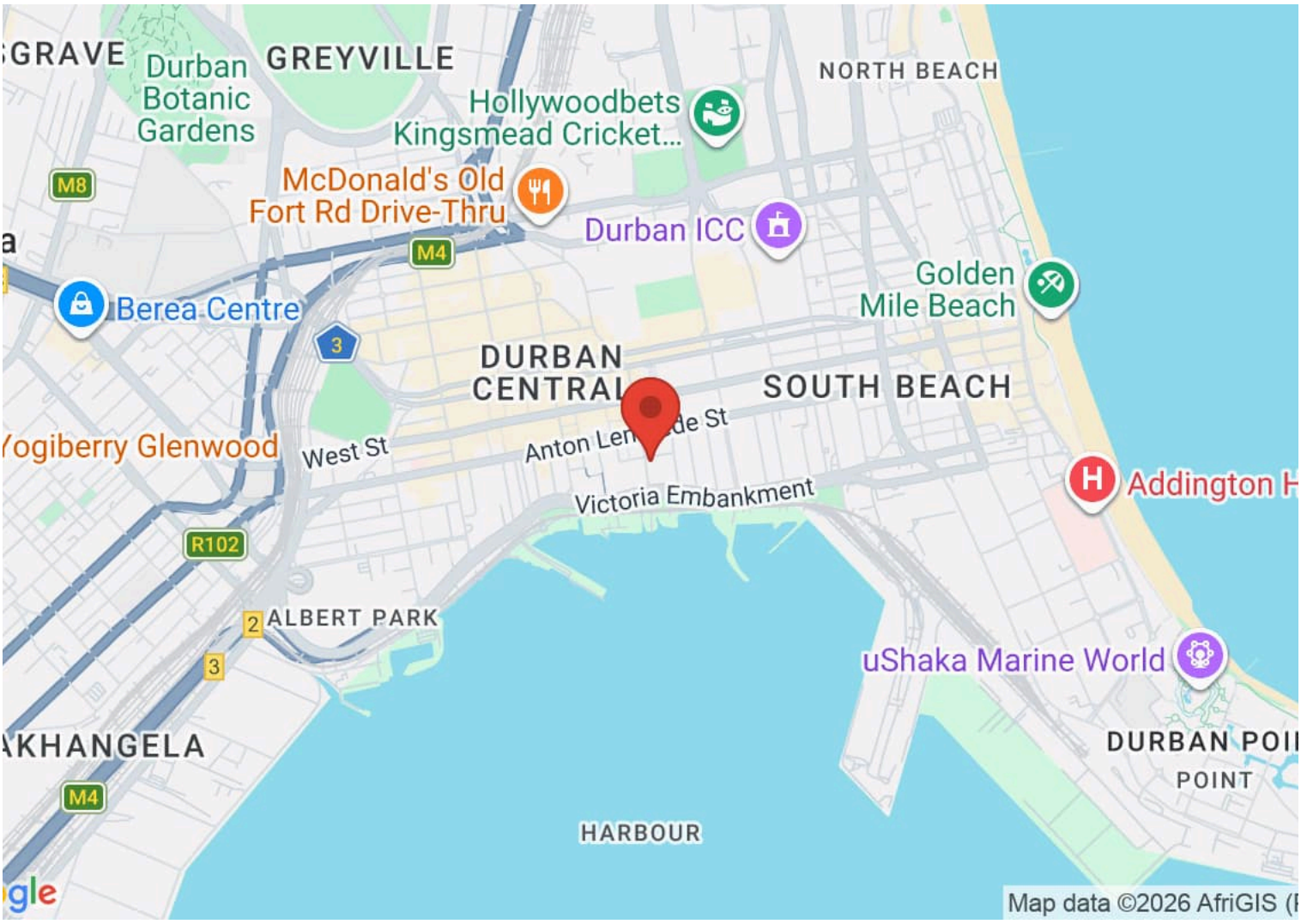
# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 121,29 / m²** |
| Net rental | Rate: **R 100,00 / m²** |
| Assessment rates | Rate: **R 20,89 / m²** |

## Parking

| | |
|---|---|
| Covered | **R 935.00 per bay** |
| Shade cloth | **R 935.00 per bay** |
| Open | **R 500.00 per bay** |




# Get in touch

EM

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