

# To Let

## Clifton Place Office 1

19 Hurst Grove, Musgrave, Durban, KwaZulu Natal, 4062

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

# The Building

## Clifton Place

Positioned next to Musgrave Shopping Centre, the property offers exceptional convenience with a wide range of retail amenities close at hand. The location allows for easy access and egress to surrounding areas and is just one minute from the freeway, ensuring excellent connectivity. The building features a welcoming entrance with landscaped gardens and tranquil water features, including koi ponds, creating a professional and inviting environment. Tenants benefit from excellent security and ample secure on-site parking. All prices exclude VAT.

**Features**
Security | Water features

## Building information

| | |
|---|---|
| Building sector | **Office** |





# The Space

**157m² Office space available to let in Clifton Place, Musgrave, Durban.**

A grade offices in the well sought after Musgrave areaExcellent location next to Musgrave Shopping Centre allowing the convenience of the retail amenities close on hanEasy access and egress to all outlying areasWelcoming entrance with landscaped garden & water features with koi pondsExcellent securityPlenty of secure on site parking1 minute away from the freewayAll prices exclude VAT

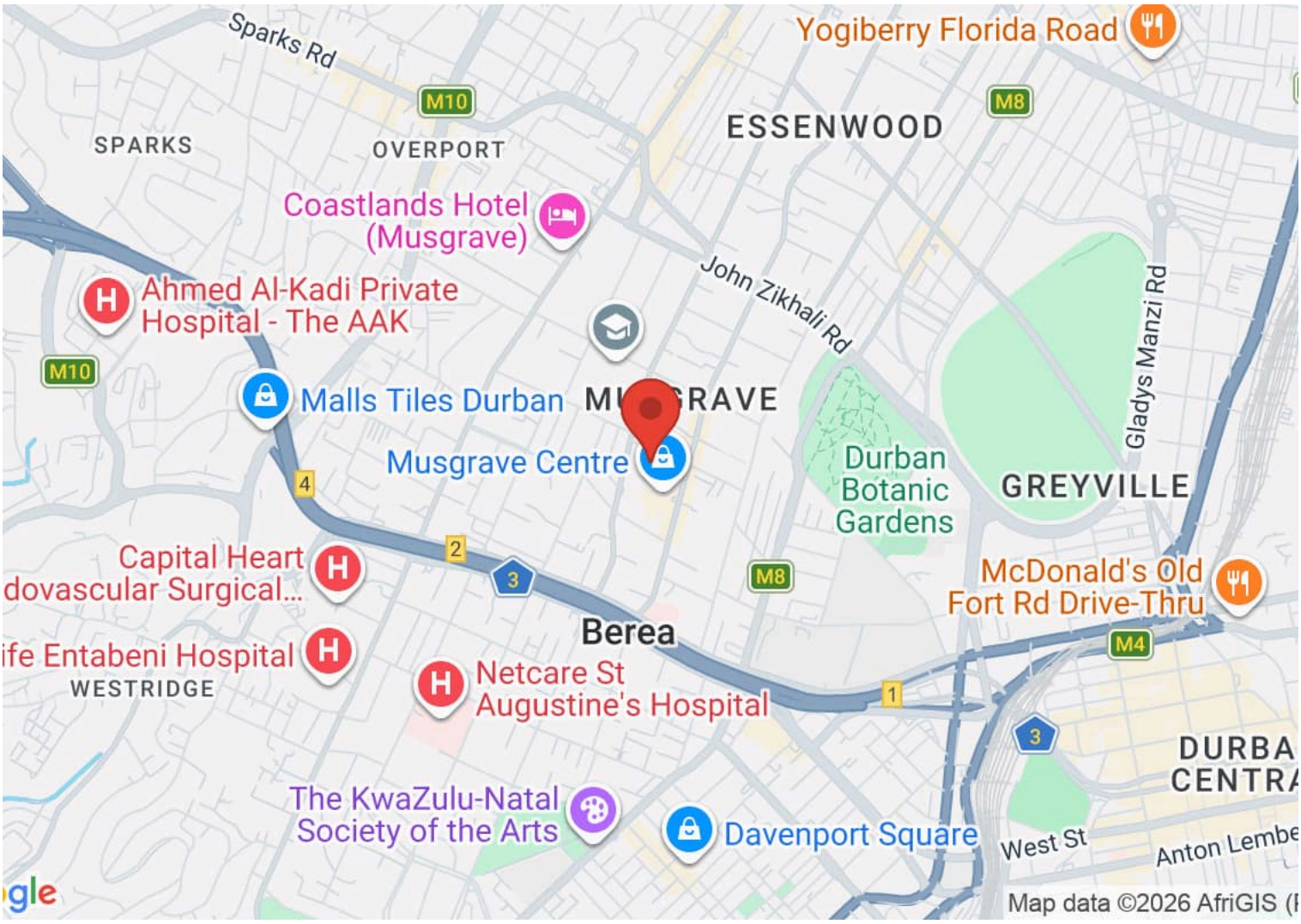
## Unit information

| | |
|---|---|
| Monthly rental | **R 27 004,00** |
| Gross lettable area | **157 m²** |
| Listing sector | **Office** |
| Available | **Immediately** |
| Minimum period | **12 months** |

# Rental information

## Rates and Taxes

| | |
|---|---|
| Gross rental | Rate: **R 172,00 / m²** |
| Net rental | Rate: **R 170,00 / m²** |
| Operations costs | Rate: **R 1,00 / m²** |
| Assessment rates | Rate: **R 1,00 / m²** |




# Get in touch

EM

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