



ridgeside





## The Advantages of Ridgeside Office Park:

This new 35 266 m<sup>2</sup> office park will continue the success of the La Lucia Ridge Office Park which is home to many of Durban's multinational and blue-chip companies.

Located a mere 15 minutes from the Durban city centre and 20 minutes from Durban International Airport, Gateway Shopping Centre, and the Umhlanga Hospital and Medical Centre, this bustling business node will see the development of modern office buildings with breath-taking sea views as well as underground parking. Landscaping will create ample open spaces and healthy outdoor areas.

With the Crescent Lifestyle Centre, residential suburbs, schools and health clubs in close proximity, this is the ideal address for discerning businesses.

- Vehicle access to the area is superb; better than the majority of La Lucia Ridge. There is a direct off-ramp from the M41 (going east and west). As such, traffic lights and traffic circles on Umhlanga Rocks Drive can be avoided. These are used by all other sites in the La Lucia Ridge area. The planned opening of the through-road to Umhlanga Rocks Drive will give two access points to the park.
- Construction is largely completed in Ridgeside Office Park. The disruption and noise will be minimal going forward.
- The sites have excellent sea views and have exposure to the M41 for marketing purposes.
- The sites are in a secure, landscaped estate. The costs of the security and maintenance of landscaping are shared by many tenants. Sophisticated security is provided at a reasonable cost. Maintenance of the estate is excellent.
- Ridgeside Office Park has on-street parking.
- Ridgeside Office Park has established itself as the premier business address in Durban with Investec, Vodacom, Shepstone & Wylie, GOBA and BDO as some of the tenants / owners.

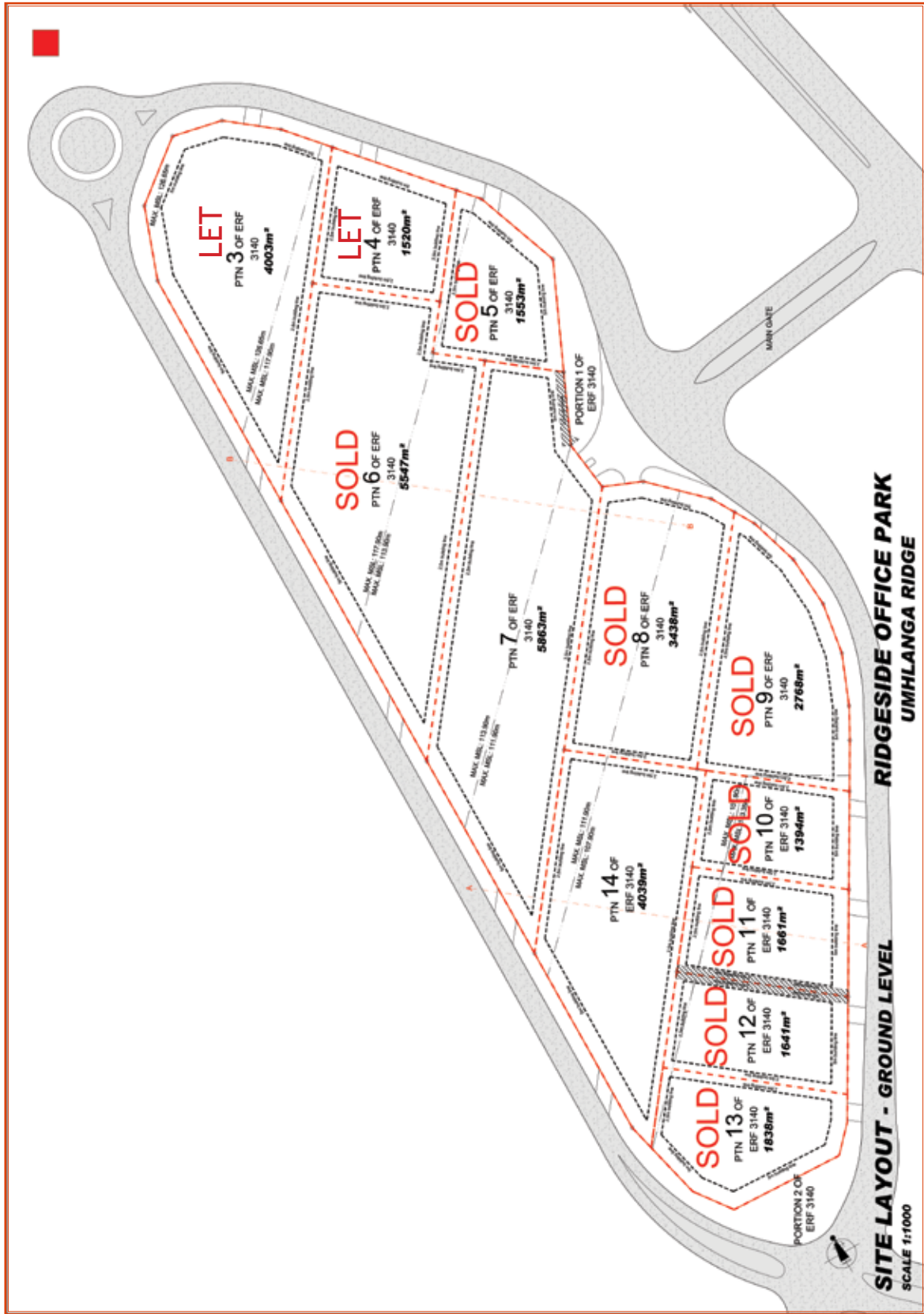
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## Ridgeside Precinct 3 - Subdivisions

<b>RIDGESIDE PRECINCT 3</b>		
<b>HEIGHT RESTRICTION</b>	<b>4 STOREYS</b>	

<b>SUBDIVISIONS</b>		<b>MAX FAR @ 0,86</b>
<b>PORTION 7 ERF 3140</b>	<b>5863 m<sup>2</sup></b>	<b>5043 m<sup>2</sup></b>
<b>PORTION 14 ERF 3140</b>	<b>4039 m<sup>2</sup></b>	<b>3474 m<sup>2</sup></b>
	<b>9,902 m<sup>2</sup></b>	<b>8,517 m<sup>2</sup></b>







