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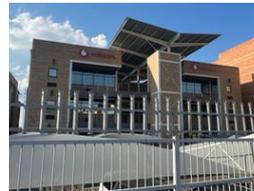
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The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200



Web Ref CL2046



R39,500,000

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PRIME OFFICE BUILDING FOR SALE IN THE EXTENDED CBD, CLOSE TO PUBLIC TRANSPORT

This prime office building is For Sale in the heart of the extended CBD.

The gross lettable area of 1915m² covers three levels of offices with basement and open parking. Storage units of 111m² are located in the basement.

The building boasts ample natural light and ventilation and provides a blank canvas, allowing the tenant to customize the interior to their preferences.

The building comes with 46 designated parking bays, both open and covered, as well as a backup generator. Ample secure covered parking is available at an off-site facility, within walking distance of the premises.

It is a practical and functional building making it an attractive and cost-effective option for businesses seeking a solution to their office needs. Communal separate ablution facilities are available on each floor for male and female.

Features

Zoning Commercial

Interior
 Air Conditioning Yes

Exterior
 Security Yes
 Basement Parkings 46

Sizes
 Floor Size 1,915m²
 Land Size 1,487m²

