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



SOLE MANDATE

Web Ref CL2208



R1,914,000

 2  0

FOR SALE: OFFICE UNIT IN A PROMINENT MIXED-USE BUILDING SITUATED ON A CORNER STAND

29@Marloth represents a recently developed mixed-use building, offering both office and retail usage rights. Strategically located on a corner stand, the property enjoys proximity to various businesses, enhancing its commercial appeal. The office unit, conveniently situated on the first floor, is easily accessible via elevator or stairs. It includes a spacious reception area, a compact boardroom, two private offices, a restroom and a kitchenette.

Utility services are efficiently managed with prepaid electricity and metered water consumption. Noteworthy features of the building include a well-appointed lobby with elevator and stair access, an on-site generator, prepaid electricity infrastructure, and secure basement parking with controlled entry.

Features

Building Name	29@Marloth				
Zoning	Commercial				
Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	87m ²
		Basement Parkings	2		

