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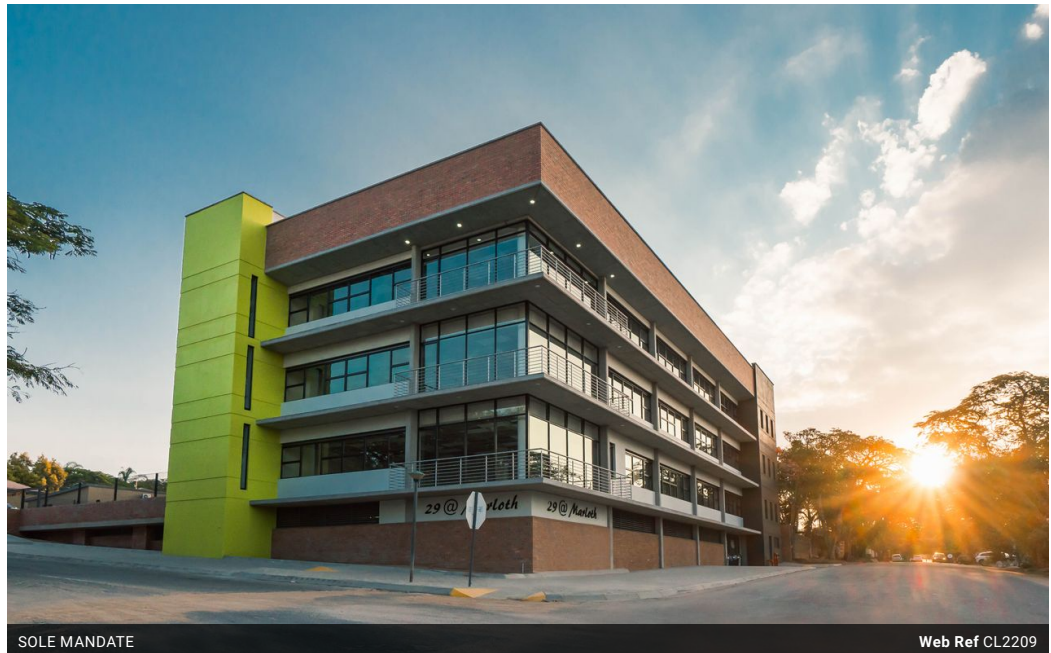


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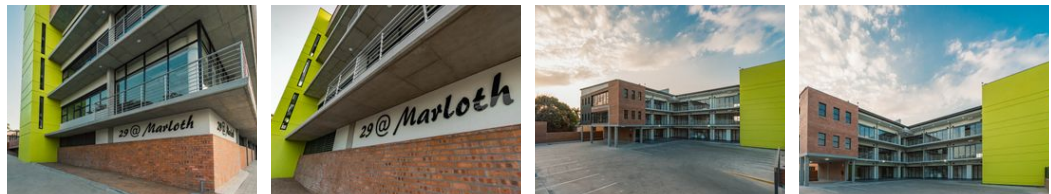
013 7544400

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



SOLE MANDATE

Web Ref CL2209



R3,696,000

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**FOR SALE: PRIME OFFICE UNIT IN A PROMINENT MIXED-USE BUILDING**

Discover a spacious office unit available For Sale at 29@Marloth, offered by Kellaprince Properties. This sectional title development boasts versatile office and retail usage rights, ideally positioned on a corner stand in close proximity to various businesses.

Located on the second floor, this office unit provides panoramic views of the surrounding area and mountains, enhancing its appeal. It features multiple private offices, open plan areas, a generously sized boardroom, a welcoming reception, as well as convenient amenities including a restroom and kitchen.

Noteworthy features of the building include a lobby with elevator and stair access, an on-site generator ensuring uninterrupted operations, prepaid electricity for cost-effective management, and secure basement parking with controlled entry.

**Features**

<b>Building Name</b>	29@Marloth				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	168m <sup>2</sup>
		Basement Parkings	4	Land Size	1,930m <sup>2</sup>

