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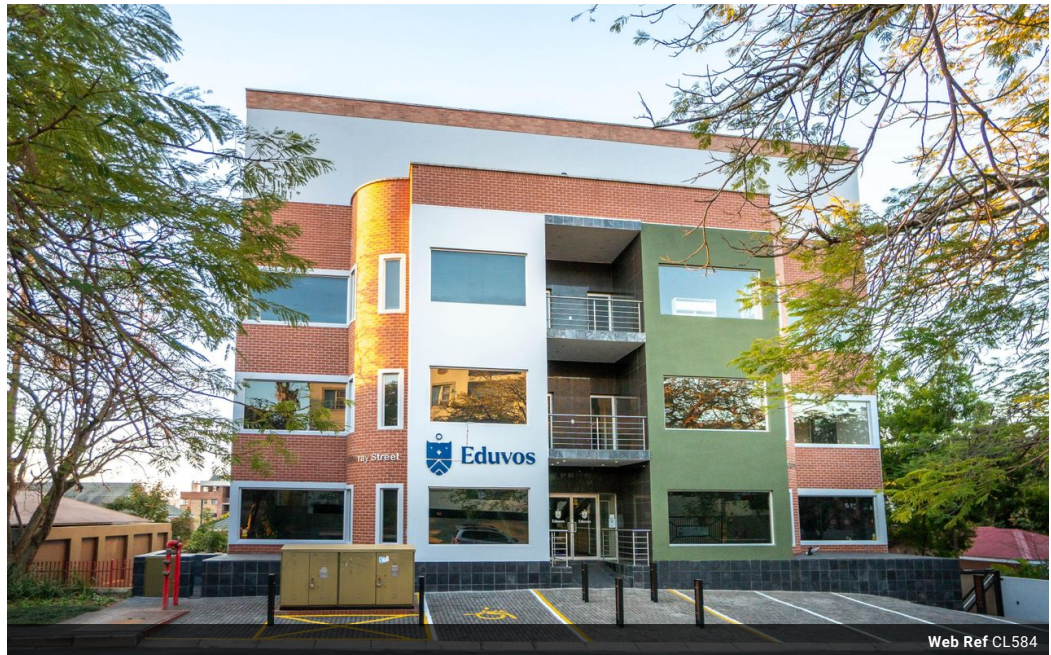


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R39,000,000

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PRIME OFFICE BUILDING FOR SALE IN THE EXTENDED CBD OF NELSPRUIT

Nestled in the heart of Nelspruit's extended Central Business District, this newly renovated office building presents an enticing opportunity for businesses seeking a strategic and functional workspace. Boasting a generous gross lettable area of 2,396m², the building spans three well-designed floors of office accommodation, with an additional fourth floor, featuring two conference rooms, separate ablutions, a fully-equipped kitchen, and an expansive open area tailor-made for functions or entertainment.

Thoughtful attention has been given to inclusivity, evident in the provision of paraplegic facilities, ensuring that the workplace is accessible to all. The building's architectural design prioritizes natural elements, with large windows that flood the interiors with

Features

Title	Freehold				
Zoning	Commercial				
Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	2,396m ²
Power 3 Phase	Yes			Land Size	1,283m ²

