



**Amanda de Lange**  
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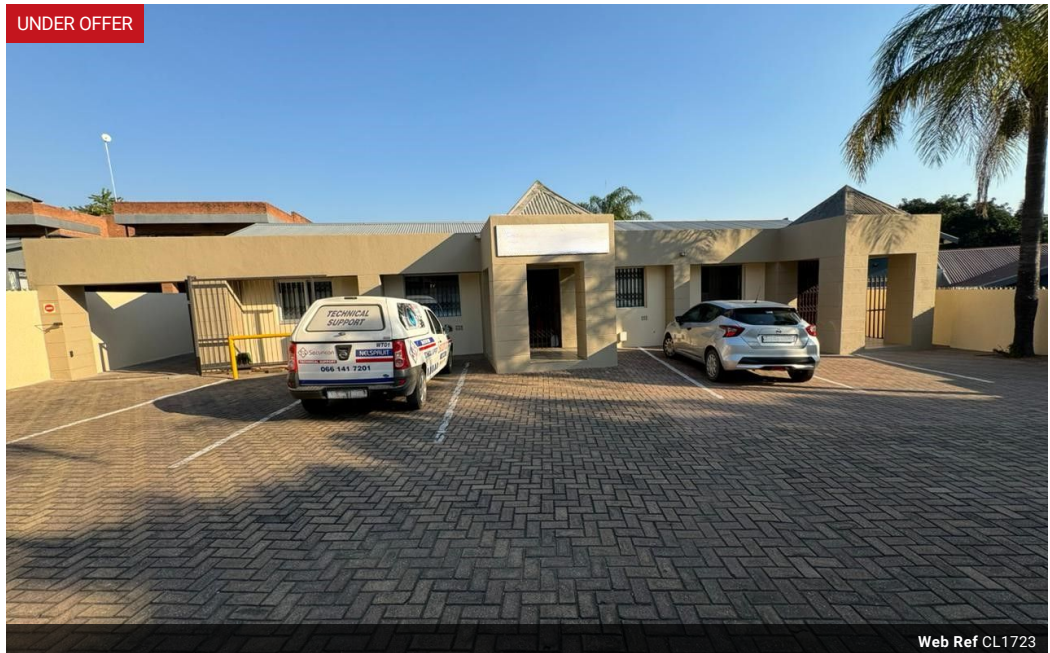
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The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200

UNDER OFFER



Web Ref CL1723



**R5,950,000**

Monthly Rates R3,209 Excl. VAT

 0  0

Prime office accommodation - Stand alone premise in the extended CBD of Nelspruit

This stand-alone facility is conveniently situated in the extended CBD, close to the N4 and Mbombela Town Council.

It offers a reception area, several private offices, open plan offices, store rooms, a kitchen, toilets and an entertainment area. The outside building is ideal for training or conference facilities.

Fully functional Cat5E Data Network with 25U Data Network Cabinet in place.

High-Speed Business Fibre Internet Service is in place and connected to the building.

Power Generator connection point with switchover panel for power generator already in place.

The property will be available from 1 July 2022.

## Features

<b>Title</b>	Freehold
<b>Zoning</b>	Commercial
<b>Sizes</b>	
Floor Size	504m <sup>2</sup>

