



**Morne Flewin**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 023 415 1)  
 0825765210  
 morne@kellaprince.co.za

Contact Head Office


013 7544400

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



**R21,080 pm**

Gross Monthly Rental R21,080 Excl. VAT

 3  0

### HIGH-VISIBILITY OFFICES TO LET – IDEAL BUSINESS LOCATION

Discover professional office space in a prime location with excellent visibility. This building is perfect for businesses seeking a functional and convenient workspace.

The property is fully fenced and features a remote-controlled access gate, providing both security and ease of access. Inside, all offices are equipped with air-conditioning, ensuring a comfortable working environment for your team.

Each unit includes three dedicated parking bays, adding convenience for both staff and clients. The well-thought-out layout consists of a welcoming reception area, four private offices, an open-plan office, and a server room, offering a balance of privacy and collaborative space to suit various business needs.

### Features

**Zoning** Commercial

#### Interior

Air Conditioning Yes

#### Exterior

Covered Parking Bays 3

#### Sizes

Floor Size 124m<sup>2</sup>

