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



Web Ref CL2015



**R93,155 pm**

Gross Monthly Rental R93,155 Excl. VAT

46 0

**PRIME OFFICE BUILDING TO LET IN THE EXTENDED CBD, CLOSE TO PUBLIC TRANSPORT**

This newly renovated office building is available for rental in the heart of the extended CBD.

Space is available in modules of 71 sqm up to a maximum of 1915 sqm to suit the client's requirements.

The building boasts ample natural light and ventilation and provides a blank canvas, allowing the tenant to customize the interior to their preferences.

The building comes with 46 designated parking bays, both basement and covered, as well as a backup generator. Ample secure covered parking is available at an off-site facility, within walking distance of the premises.

It is a practical and functional building making it an attractive and cost-effective option for businesses seeking a solution to their office needs. Communal separate ablution facilities are available on each floor for male and female.

**Features**

**Zoning** Commercial

**Interior**

Air Conditioning Yes

**Exterior**

Security Yes  
Covered Parking Bays 46

**Sizes**

Floor Size 601m<sup>2</sup>  
Land Size 1,487m<sup>2</sup>

