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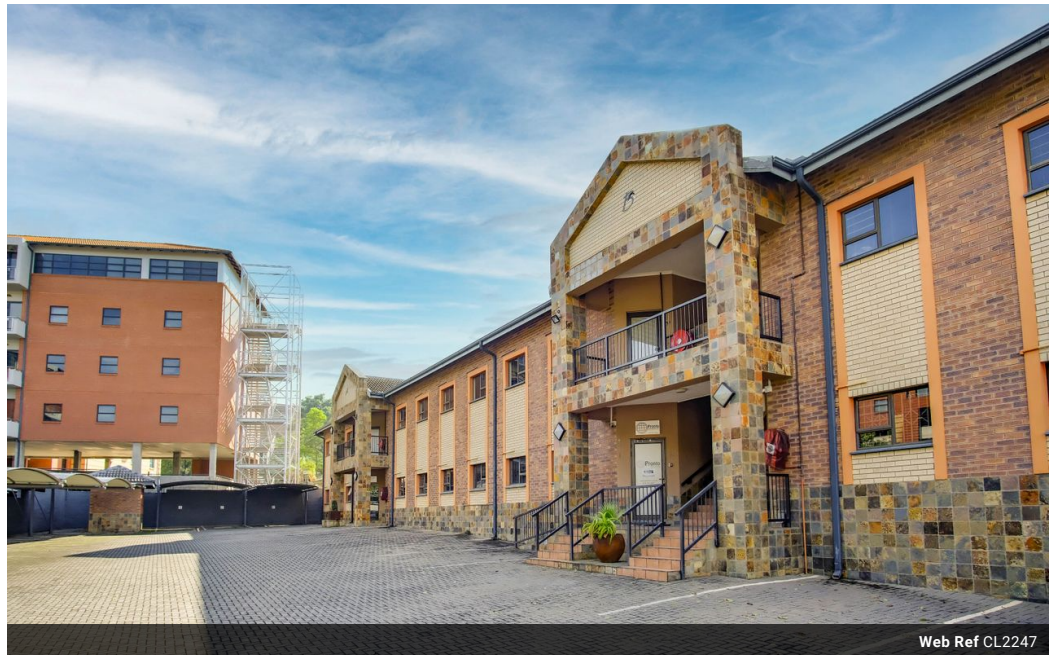
**Morne Flewin**  
Non-Principal Property Practitioner  
Registered with PPRA (FFC 023 415 1)  
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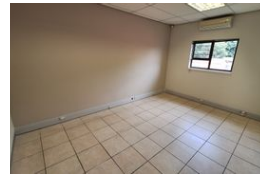
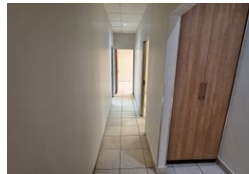
Contact Head Office

013 7544400

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



Web Ref CL2247



R14,112 pm

Gross Monthly Rental R14,112 Excl. VAT

2 0

### NEAT PRIME OFFICE SUITE TO LET IN A SECURE, UPMARKET OFFICE PARK

Located in a secure, well-maintained office park within the extended CBD of Nelspruit, this neat office space offers both convenience and functionality. Situated on the first floor of a gated building with motorized access, the unit provides a professional and secure environment for any business.

The reception area leads into three private, fully air-conditioned offices, which can alternatively be used as two offices and a boardroom. The office also features a kitchenette and two restrooms for added convenience. Tenants will have access to two covered parking bays, while clients can take advantage of ample open parking.

### Features

**Zoning** Commercial

**Interior**  
Air Conditioning Yes

**Exterior**  
Security Yes  
Covered Parking Bays 2

**Sizes**  
Floor Size 88m<sup>2</sup>

