



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

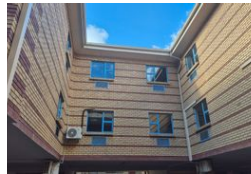
Contact Head Office

013 7544400

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



Web Ref CL2296



R174,375 pm

Gross Monthly Rental R174,375 Excl. VAT

0 0

HIGH-VISIBILITY OFFICE SPACE TO LET IN NELSPRUIT – CONVENIENTLY LOCATED NEAR THE N4

This spacious office module, situated in a secure and well-maintained office park, is now available for rent. The office park features security with access control and ample parking, making it a convenient and professional environment for businesses.

Ideally located just off the N4, the property offers excellent connectivity and is positioned directly opposite the City of Mbombela Local Municipality, ensuring a highly accessible and visible location.

The available office module spans two floors of the building and offers an impressive layout, including two reception areas and 17 private offices, making it ideal for larger teams or businesses requiring ample workspace.

Parking:
 The unit includes access to 24 secure parking bays at R550 per bay per month.

Rental Details:

Features

Zoning	Commercial	Sizes	
Exterior Security	Yes	Floor Size	1,125m ²

