



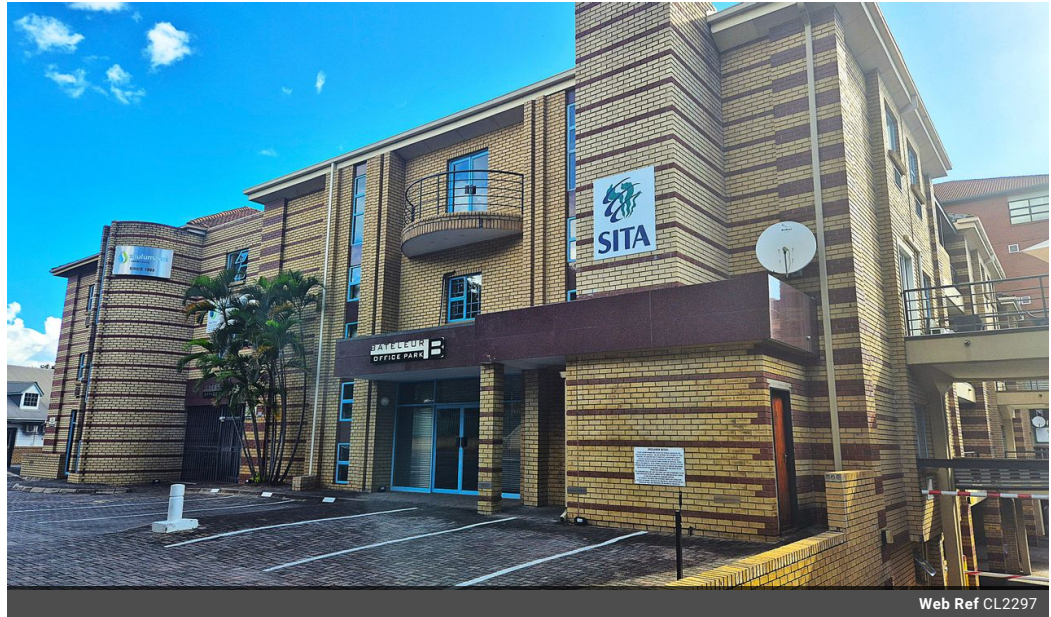
Morne Flewin

Non-Principal Property Practitioner
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Contact Head Office

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



Web Ref CL2297



R90,675 pm

Gross Monthly Rental R90,675 Excl. VAT

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HIGH-VISIBILITY OFFICE TO LET IN NELSPRUIT – PRIME LOCATION NEAR THE N4

This well-positioned office module, located in a secure and well-maintained office park, is now available to let. The office park offers 24/7 security, access control, and ample parking, making it a convenient and safe option for your business.

Conveniently situated just off the N4 and directly opposite the City of Mbombela Local Municipality, this property provides excellent visibility and accessibility, ideal for a wide range of businesses.

The available office module is located on the second floor of the building and features lift access for added convenience. The layout includes a welcoming reception area, 11 private offices, and 2 balconies, offering a functional and professional workspace with added outdoor elements.

Parking Details:
 The unit includes access to 25 secure parking bays at R550 per bay per month.

Features

Zoning	Commercial		
Exterior Security	Yes	Sizes	
		Floor Size	585m ²

