

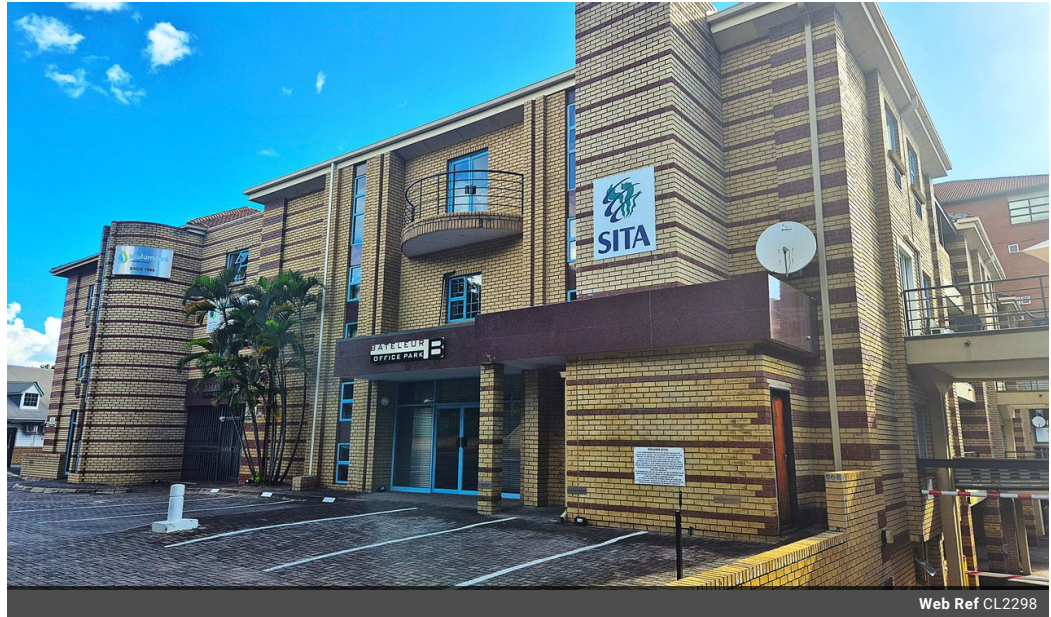


**Morne Flewin**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 023 415 1)  
 0825765210  
 morne@kellaprinCE.co.za

Contact Head Office

013 7544400

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



Web Ref CL2298



**R66,650 pm**

**Gross Monthly Rental R66,650 Excl. VAT**

0 0

**HIGH-VISIBILITY OFFICE TO LET IN NELSPRUIT – PRIME LOCATION JUST OFF THE N4**

This premium office module, located in a secure and well-maintained office park, is now available to let. The park offers 24/7 security, access control, and ample parking, ensuring a safe and professional environment for your business.

Ideally situated just off the N4 and directly opposite the City of Mbombela Local Municipality, this office space benefits from excellent visibility and easy access.

The available module is located on the ground floor of the building, providing convenient access for staff and clients. The layout includes a reception area, two spacious open-plan offices, and two balconies, making it a versatile space for a variety of business needs.

Parking: The unit includes 18 secure parking bays at R550 per bay.

Rental Details:  
 The rental is a Nett rental, with operational costs of R35/m<sup>2</sup> to be added.

**Features**

**Zoning** Commercial

**Exterior Security** Yes **Sizes Floor Size** 430m<sup>2</sup>

