



**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 CL2303



**R24,700 pm**

**Gross Monthly Rental R24,700 Excl. VAT**

 0  0

**PREMIUM OFFICE SPACE TO LET AT RIVERSIDE**

Discover a unique opportunity to lease high-quality office suites in a prestigious office block at Riverside. Ideal for businesses seeking a professional environment with scenic views and excellent accessibility.

**Property Features:**

- Eight individual office suites available, each 190sqm in size.
- Breathtaking views – Offices on the southern side overlook the lush Botanical Gardens and the Crocodile River, offering a serene work setting.
- Ample parking – Both covered and open parking bays available for tenants and visitors.
- Modern building layout – Ground floor plus three additional floors, with easy access via staircase and elevator.

**Rental Details:**

Rent excludes Rates (R13/sqm), utilities, and VAT.

Position your business in this sought-after commercial location with excellent infrastructure and a professional setting.

**Features**

**Zoning** Commercial

**Sizes**

**Floor Size** 190m<sup>2</sup>

