



Morne Flewin

Non-Principal Property Practitioner
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The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200



Web Ref CL2310



R97,000 pm

Gross Monthly Rental R97,000 Excl. VAT

 0  18

PRIME HIGH-VISIBILITY SHOWROOM / OFFICE SPACE TO LET – RIVERSIDE

This exceptional showroom/office space is located on one of Riverside’s busiest roads, offering maximum visibility from the R40—a prime location for businesses seeking exposure and accessibility.

The property features a lower ground floor of 424.6sqm, which includes storage space, ablutions, and secure parking. The higher ground floor spans 624.36sqm and offers a versatile retail or office space, complemented by a covered timber deck, perfect for additional display or client interaction areas.

Beyond the lower-level parking, the property also provides an additional 18 parking bays, ensuring ample space for staff and customers.

The rental amount is a gross rental, inclusive of operating expenses but excluding VAT and utilities.

Features

Zoning Commercial

Exterior
 Security Yes
 Open Parking Bays 18

Sizes
 Floor Size 1,049m²

