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



SOLE MANDATE

Web Ref CL2246



**R91,630 pm**

**Gross Monthly Rental R91,630 Excl. VAT**

 11  8

### BRAND NEW DOUBLE-VOLUME WAREHOUSE TO LET IN RIVERSIDE INDUSTRIAL PARK

This brand-new double-volume warehouse, located on Waterfall Avenue in the well-established Riverside Industrial Park, offers a versatile industrial space designed to accommodate either a single tenant or two separate tenants.

Each of the two units, sized at 539m<sup>2</sup>, features a modern layout. On the ground floor, you'll find a reception area and a boardroom, while the first floor hosts A-Grade offices. Each unit is equipped with its own ablution facilities, ensuring convenience for tenants.

The warehouse is designed for efficiency, with a dock leveller for trucks, and the property is inter-link friendly, making it suitable for large-scale logistics. The entire property will be fully fenced and have its own access gate, providing security and ease of access.

### Features

**Zoning** Industrial

#### Interior

Air Conditioning Yes

#### Exterior

Covered Parking Bays 11  
 Open Parking Bays 8

#### Sizes

Floor Size 1,078m<sup>2</sup>

