



**Dario Marote**  
0723850970  
dario@kellaprinCE.co.za



**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 CL2300



**R14,950 pm**

**Gross Monthly Rental R14,950 Excl. VAT**

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### LIGHT INDUSTRIAL WAREHOUSE COMPONENT TO LET IN RIVERSIDE

This warehouse component offers 240m<sup>2</sup> of versatile space for those looking to establish or expand their business.

Key features include:

- **Easy Access:** A large roller shutter door at the front of the unit facilitates seamless access for loading and unloading of goods in the warehouse, as well as glass door entry way for clients to be attended to at the reception/open office area.
- **Convenience:** The property includes a kitchenette and ablution adjacent to the reception area, as well as an ablution in the warehouse area.
- **Location:** Located in Riverside, the commercial hub of Mbombela, the centre enjoys easy access from major routes including the R40, R37, and N4, making it highly convenient for logistics and diverse customer bases.

### Features

**Zoning** Industrial

**Interior**

Power 3 Phase Yes  
Power Amps 60

**Sizes**

Floor Size 240m<sup>2</sup>

