



**Morne Flewin**

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



Web Ref CL2089



R33,000 pm

Gross Monthly Rental R33,000 Excl. VAT

 0  4

**INDUSTRIAL BUILDING WITH DOUBLE VOLUME TO LET IN RIVERSIDE**

This well-positioned 440 sqm double-volume warehouse is now available To Let in the sought-after Riverside area. Boasting excellent visibility, this versatile space is ideal for various industrial and storage applications.

The warehouse features a spacious open-plan layout with a high ceiling, providing ample vertical storage capacity. Access is convenient via a large roller shutter door, ensuring seamless loading and offloading. Additionally, the unit includes a dedicated entrance and a functional office section, creating a well-balanced work environment.

Open and covered parking is available on-site for tenants and visitors. Please note that mechanical workshops are not permitted.

**Features**

**Zoning** Industrial

**Exterior**  
Open Parking Bays 4

**Sizes**  
Floor Size 440m<sup>2</sup>

