


**Morne Flewin**

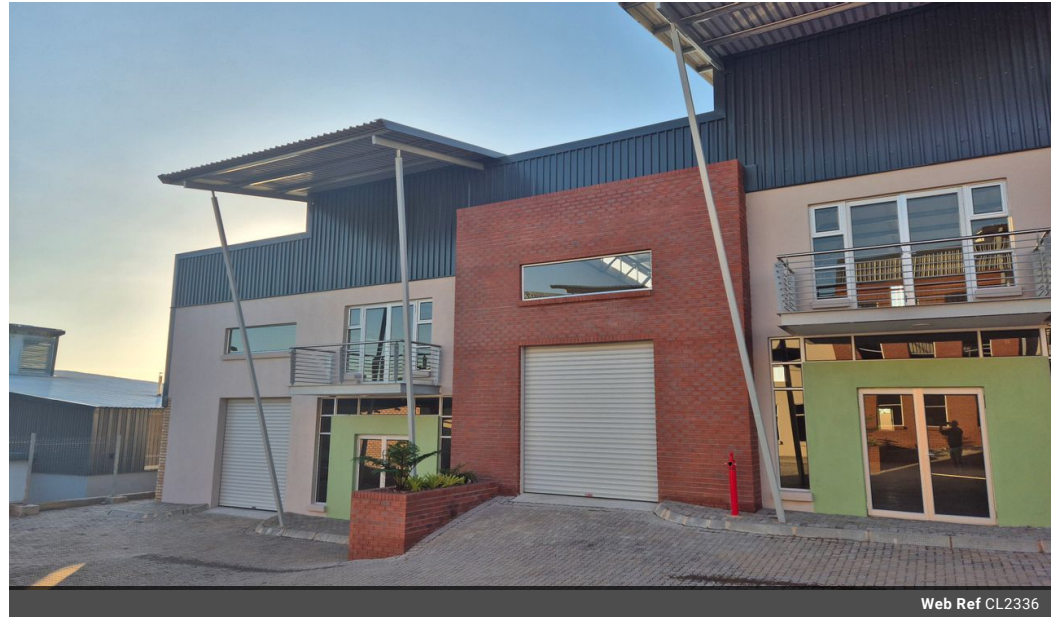
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 023 415 1)

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Contact Head Office

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



Web Ref CL2336



**R20,880 pm**

**Gross Monthly Rental** R20,880 Excl. VAT

 0  0

## BRAND NEW WAREHOUSE TO LET - RIVERSIDE PARK EXT 24

Situated in the vibrant and fast-growing Riverside Park Ext 24, this brand-new industrial unit offers a modern and functional space ideal for a range of business needs.

The unit comprises a 196 sq m double-volume warehouse, providing ample room for storage, distribution, or light manufacturing. A 29 sq m concrete mezzanine level is included, perfectly suited for creating an office or administrative area that overlooks the warehouse floor. Additional features include a 7 sq m patio, a small private courtyard, and a large roller shutter door for easy loading and offloading.

The unit is equipped with a prepaid electricity meter for convenient energy management.

Available for occupation from 1 May 2025, this property is offered at a rental excluding VAT, water, refuse, and the monthly electricity service fee.

## Features

**Zoning** Industrial

**Exterior**  
Security

Yes

**Sizes**

Floor Size

232m<sup>2</sup>

