



**Morne Flewin**

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



Web Ref CL2226



**R224,280 pm**

Gross Monthly Rental R224,280 Excl. VAT

 0  0

**DOUBLE-VOLUME WAREHOUSE ON A BIG STAND TO LET IN NELSPRUIT**

A rare find in Nelspruit, this double-volume warehouse is now available to let. Situated in the well-established industrial part of Nelspruit, this property offers a 3204m<sup>2</sup> warehouse on a spacious 12 026m<sup>2</sup> stand.

The property features two entrances, providing easy access for large trucks. The warehouse includes two roller shutter doors for seamless entry and exit. The office component consists of multiple private offices as well as an open-plan office, catering to various business needs. Ample 3-phase electricity available.

**Features**

**Zoning** Industrial

**Interior**  
Power 3 Phase Yes

**Sizes**  
Floor Size 3,204m<sup>2</sup>  
Land Size 12,026m<sup>2</sup>

