



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



Web Ref CL2321



**R39,900 pm**

**Gross Monthly Rental R39,900 Excl. VAT**

 7  0

### WAREHOUSE WITH YARD SPACE TO LET IN ROCKY DRIFT

This recently renovated warehouse, featuring ample yard space, is now available to let in the sought-after Rocky Drift industrial area.

The property consists of two buildings:

**Main Warehouse (430 sqm):** Includes a reception area, two private air-conditioned offices, a small storeroom, and ablution facilities with showers. The warehouse itself is double-volume and features a grease trap. Two roller shutter doors provide easy access.

**Secondary Building (190 sqm):** Offers two air-conditioned offices and two roller shutter doors for added convenience.

**Key Features:**

- 150A Three-Phase power supply
- Fully fenced with an electric fence for enhanced security
- Automated main gate with an electric motor
- Seven shaded carports
- On-site wash bay

### Features

**Zoning** Industrial

**Interior**

Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 150

**Exterior**

Security Yes  
 Covered Parking Bays 7

**Sizes**

Floor Size 620m<sup>2</sup>  
 Land Size 2,760m<sup>2</sup>

