



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



Web Ref CL2227



**R63,000 pm**

**Gross Monthly Rental R63,000 Excl. VAT**

 4  0

### INDUSTRIAL BUILDING TO LET IN WHITE RIVER

An 1150m<sup>2</sup> double-volume warehouse is now available for immediate occupancy in the well-established industrial area of White River. This versatile space is perfect for businesses seeking a functional and spacious facility.

The property features a reception area that flows into a spacious open-plan office, offering a comfortable work environment. The warehouse is equipped with two roller-shutter doors, providing easy access for loading and unloading.

For added convenience, the premises include an ablution facility with a shower, making it suitable for a variety of industrial activities. The building is equipped with 80A three-phase power, ensuring it can meet your operational needs.

Rent is exclusive of VAT and utilities.

### Features

**Zoning** Industrial

**Interior**  
 Power 3 Phase Yes  
 Power Amps 80

**Exterior**  
 Security Yes  
 Covered Parking Bays 4

**Sizes**  
 Floor Size 1,150m<sup>2</sup>

