



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



Web Ref CL2242



**R170,000 pm**

Gross Monthly Rental R170,000 Excl. VAT

 9  0

**HIGH-VISIBILITY DOUBLE-VOLUME WAREHOUSE TO LET IN WHITE RIVER – AVAILABLE JANUARY 2025**

This exceptionally well-maintained, high-visibility double-volume warehouse will be available from January 2025, offering prime industrial space in the heart of White River.

The warehouse features two covered roller-shutter doors on opposite ends, ensuring smooth receiving and dispatch operations, even in adverse weather conditions. The property is inter-link friendly, making it ideal for large trucks, and is equipped with underground diesel tanks for added convenience.

The double-story office component includes a welcoming reception area, a walk-in safe, eight private offices, and a boardroom, offering ample workspace for administrative functions. The entire property is securely fenced, ensuring privacy and security.

**Features**

**Zoning** Industrial

**Exterior**  
 Security Yes  
 Covered Parking Bays 9

**Sizes**  
 Floor Size 3,660m<sup>2</sup>  
 Land Size 5,211m<sup>2</sup>

