



Morne Flewin

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

NEW



Web Ref CL2329



R29,500 pm

Gross Monthly Rental R29,500 Excl. VAT

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WAREHOUSE WITH EXCLUSIVE YARD SPACE TO LET IN NELSPRUIT

This spacious double-volume warehouse is vacant and ready for immediate occupation. Situated in the older, well-established part of Nelspruit, this property offers excellent accessibility and functionality for a variety of business operations.

Property Features:

- Warehouse Size: 400 sqm
- Office Space: Approximately 130 sqm (includes a reception area, boardroom, and three offices)
- Outdoor Changeroom: 20 sqm
- Exclusive Yard Area: 300 sqm with a wash bay

Access & Facilities:

- Two roller shutter doors for convenient loading and offloading
- Secure, dedicated yard space for exclusive use

Additional Costs:

- Refuse Removal: R1 122.30 (excluding VAT)
- Monthly Service Charge for Prepaid Electrical Meter: R1 661.63 (including VAT)

Note: All figures are exclusive of VAT

Features

Zoning Retail

Sizes

Floor Size 530m²

