



**Dario Marote**  
0723850970  
dario@kellaprince.co.za



**Morne Flewin**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 023 415 1)  
0825765210  
morne@kellaprince.co.za



**Louis Braack**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 124 782 8)  
0783937036  
louis@kellaprince.co.za

Contact Head Office

013 7544400

The Crossing Shopping Centre, Shop 78, Off  
R40, Nelspruit, Mpumalanga  
1200



SOLE MANDATE

Web Ref CL2312



**R23,387 pm**

**Gross Monthly Rental** R23,387 Excl. VAT

 0  3

## PRIME WAREHOUSE TO LET IN A SECURE INDUSTRIAL PARK

This 311.82m<sup>2</sup> warehouse in Riverside Park, Nelspruit, presents an excellent opportunity for businesses looking to establish or expand their operations.

Located in a prime industrial area, the property offers convenient access to major highways and transportation routes, ensuring seamless connectivity to the rest of the city and beyond.

With a high ceiling clearance, the property allows for efficient vertical storage solutions and maximization of available space.

Additionally, the property features a secure entrance with roller shutter doors, ensuring the safety and protection of valuable assets.

The location of this property further enhances its appeal, with Riverside Park being a sought-after precinct in Nelspruit.

## Features

<b>Building Name</b>	Riverside Circle				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	311m <sup>2</sup>
Power 3 Phase	Yes	Open Parking Bays	3		

