



## Morne Flewin

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## Louis Braack

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



SOLE MANDATE

Web Ref CL2342



**R31,464 pm**

**Gross Monthly Rental** R31,464 Excl. VAT

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## PRIME INDUSTRIAL UNIT TO LET IN RIVERSIDE PARK – EXCELLENT R40 EXPOSURE

This versatile industrial space is available to rent in the popular Riverside Auto Centre, conveniently located adjacent to the R40 – one of the busiest and most accessible roads in the area, ensuring excellent visibility and ease of access for clients and logistics.

### Key Features:

Spacious warehouse with 4 roller shutter doors for seamless loading and unloading  
1 private office included – ideal for admin or operations management  
Located on the lower level of the centre  
Prepaid electricity meter in place for cost control  
Monthly electricity levy: R1,376.00 (excl. VAT)

### Please Note:

Rental excludes VAT, utilities, and the electricity levy

This unit is perfect for businesses needing flexible warehouse space in a central, high-traffic industrial hub.

## Features

**Zoning** Industrial

### Exterior

Security Yes

### Sizes

Floor Size 393m²

