



# PORT

COMMERCIAL PROPERTIES

## 190m<sup>2</sup> Office To Let

### 3 Cascade Cose, Riverside Park

#### Gross rental

R22800 excl. VAT

Position your business for success with this exceptionally located 190 square meter office space in the heart of Riverside, Nelspruit. Ideal for professionals seeking a quality environment in a thriving commercial area, this space offers both visibility and convenience.

The current owner is offering to custom-fit the office to your business needs with a quality interior fit-out, provided a 5-year lease is signed-making this a fantastic opportunity to secure a tailored, move-in-ready workspace.

#### Key Features:

190 square meters of professional office space

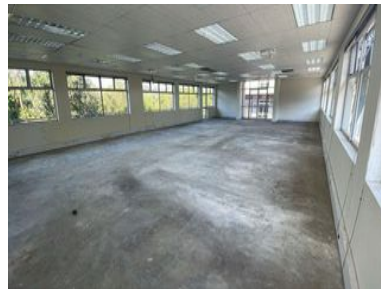
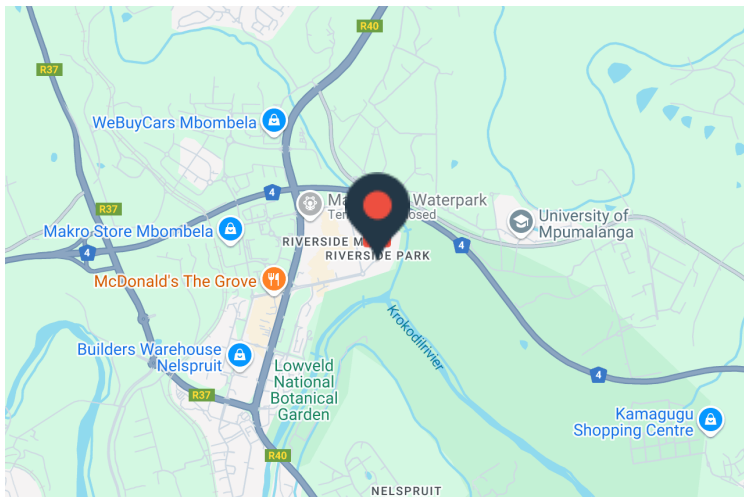
Premium location in Riverside, Nelspruit

Owner to provide quality fit-out for a 5-year lease

Rate Per m <sup>2</sup> excl. VAT	R120 / m <sup>2</sup>
Floor Size	190m <sup>2</sup>
Availability	Immediately

Don't miss this opportunity to elevate your business in one of Nelspruit's most desirable commercial nodes. Contact us today to discuss the...





Security	No
Air Conditioning	No
Type	Office
Title	None
Zoning	Commercial



## CONTACT US



### Nick Visagie

 (021) 204 7218  
 0749463035  
 [nick@portcommercial.com](mailto:nick@portcommercial.com)  
 Buitengracht Centre  
125 Buitengracht Street  
Cape Town

Disclaimer: Whilst every effort has been made to ensure the accuracy of the information contained herein, no liability can be accepted for any errors or omissions and the Tenant or Buyer is advised to verify the facts prior to making any offer to lease or purchase.