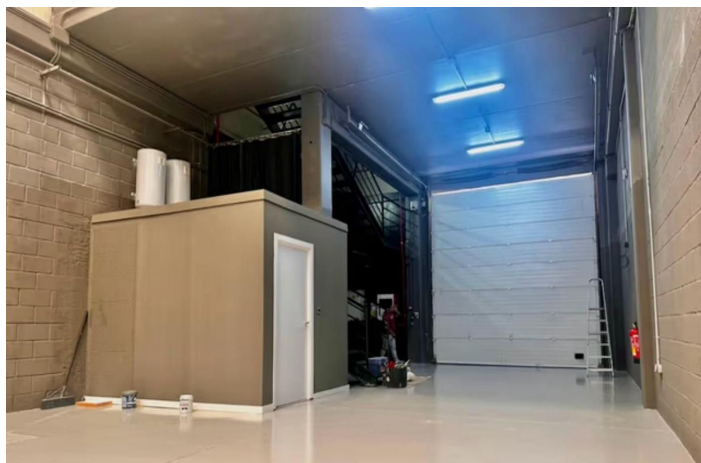
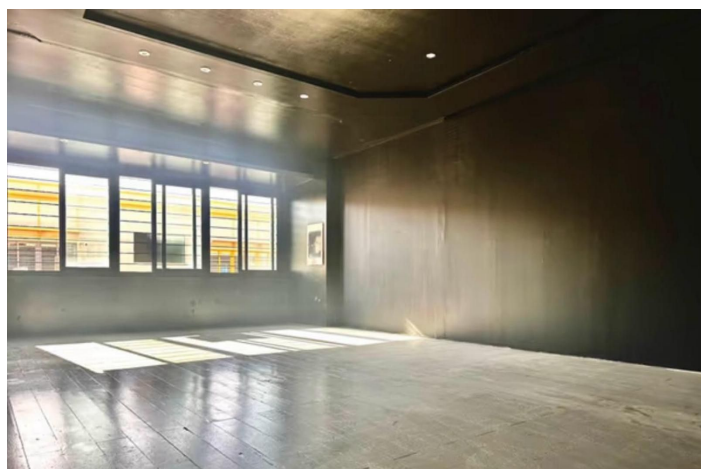
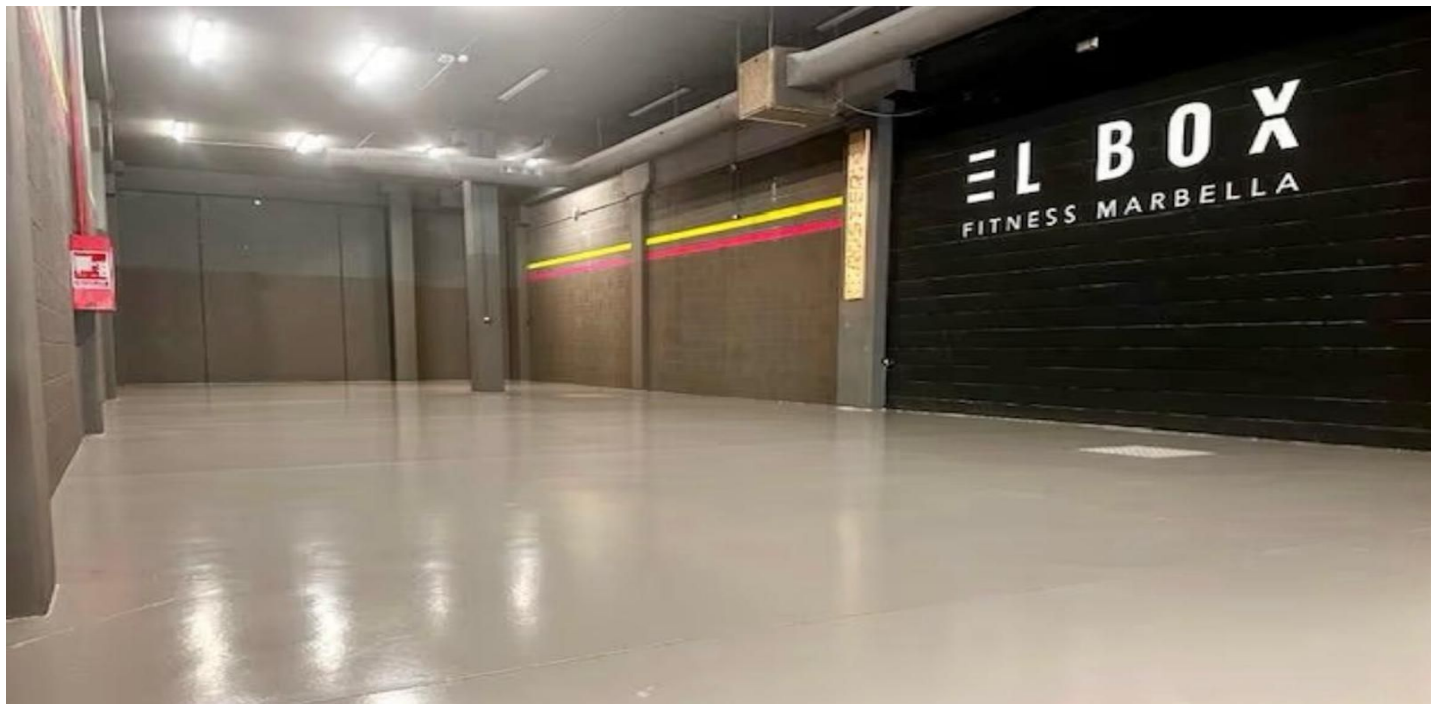




## Entrepôt à louer à Nueva Andalucía, Marbella

3 800 - 3 800 €

Référence: R4955416 Construite: 380m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

We'd like to inform you that Commercial Warehouse No. 47 is available for rent in the Nueva Campana Industrial Area, located in Nueva Andalucía, Marbella. This spacious property offers approximately 380 m<sup>2</sup> distributed over two levels: 320 m<sup>2</sup> on the ground floor and an 80 m<sup>2</sup> mezzanine.

The warehouse features an automatic sectional door and a large display window, providing excellent visibility. The mezzanine is ideal for office use, equipped with air conditioning and ample natural light. Additionally, the property includes a bathroom, smoke extraction system, and is part of an industrial area with a comprehensive fire prevention system.

You'll also benefit from 24-hour maintenance and security services. Its prime location places it just 5 minutes from Puerto Banús, in the heart of the Costa del Sol's commercial center, surrounded by prestigious residential areas and golf courses.

This versatile warehouse is perfect for various business activities, such as a storage facility, showroom, exhibition space, or office. It currently holds a Sanitary Registration, making it an excellent option for businesses related to food production.

Monthly Rent: €3,800 (with a 10% discount for annual upfront payment)

Security Deposit: 6 months' rent

**IMPORTANT:** If the contract holder or guarantor does NOT have verifiable property assets in Spain, annual upfront payment will be MANDATORY.



## Spécification:

### Caractéristiques

Près du transport

Salle de stockage

Buanderie

### Vues

Urban

Rue

### Meubles

Non meublé

### Orientation

Sud

### Paramètre

Zone commerciale

Près du golf

Proche des magasins

Près de la ville

Près des écoles

Ville

### Services publics

Électricité

### Climatisation

Climatisation

Cold A / C

A / C chaud

### Condition

Bien