



## Warehouse for rent in La Campana, Marbella

8,000 - 8,000 €

Reference: R4955560 Build Size: 1,017m<sup>2</sup> Terrace: 14m<sup>2</sup>





## Costa del Sol, La Campana

We are pleased to offer Commercial Warehouse No. 32 for rent, located in the heart of the Costa del Sol's commercial district in Nueva Andalucía, just 5 minutes from Puerto Banús, surrounded by prestigious residential areas and golf courses.

The warehouse offers approximately 1,017 m<sup>2</sup> distributed over three levels: a 405 m<sup>2</sup> ground floor with an additional 14 m<sup>2</sup> patio, a 192 m<sup>2</sup> mezzanine ideal for office use with ample natural light, and a 405 m<sup>2</sup> basement, providing versatile space for various business needs.

Key features include an automatic sectional door for easy access, bathroom facilities, and a comprehensive circular fire protection system covering the entire industrial estate. The area also benefits from 24-hour maintenance and security services, with additional daytime maintenance and night/weekend surveillance, ensuring a safe and well-maintained environment.

This property is perfect for a warehouse, showroom, exhibition space, offices, and more, offering flexibility for different business operations.

Monthly Rent: €8,000 (with an €800/month discount for annual upfront payment)

Security Deposit: 6 months' rent

### IMPORTANT NOTE:

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



## Features:

### Features

Near Transport

Storage Room

Utility Room

### Setting

Commercial Area

Close To Golf

Close To Shops

Close To Town

Close To Schools

Town

Suburban

Village

### Parking

Garage

Private

Covered

Open

Street

More Than One

### Orientation

East

### Condition

Good

### Utilities

Electricity

### Views

Urban

Street

### Furniture

Not Furnished