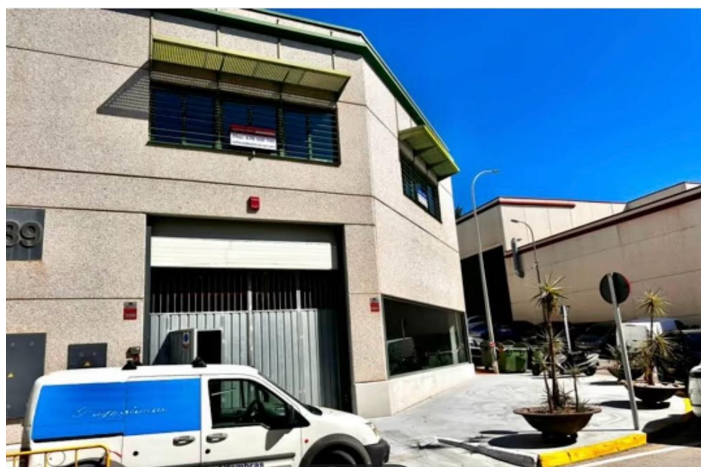




## Warehouse for rent in La Campana, Marbella West

6,200 - 6,200 €

Reference: R4955602 Build Size: 742m<sup>2</sup>





## Costa del Sol, La Campana

We are pleased to offer Commercial Warehouse No. 39 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 has an approximate area of 742 m<sup>2</sup> distributed over two levels: a 558 m<sup>2</sup> ground floor and a 184 m<sup>2</sup> mezzanine, ideal for office use with plenty of natural light. Key features of the warehouse include an automatic sectional door for easy access, bathroom facilities, and a comprehensive circular fire protection system covering the entire industrial estate. Additionally, the estate offers 24-hour maintenance and security services, along with daytime maintenance and night/weekend surveillance, ensuring a safe and well-maintained environment. This versatile space is perfect for a warehouse, showroom, exhibition space, offices, and more, making it suitable for various business activities. Monthly Rent: €6,200 (with a €620/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

### Setting

Commercial Area

Close To Golf

Close To Shops

Close To Town

Close To Schools

Town

Suburban

Village

### Parking

Open

Street

### Orientation

South

### Condition

Good

### Utilities

Electricity

### Views

Urban

Street

### Furniture

Not Furnished