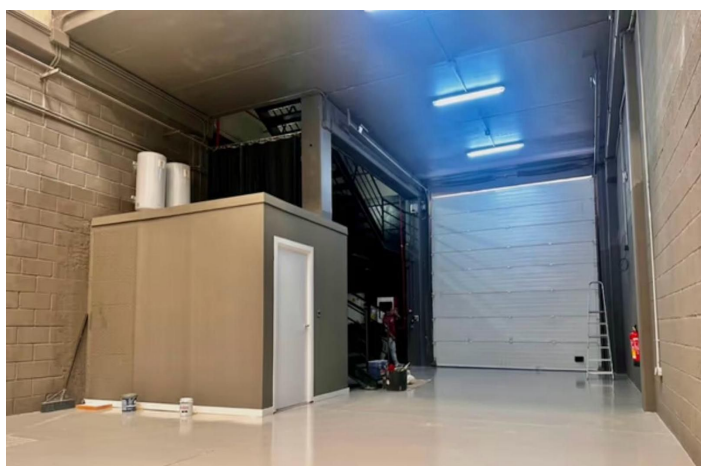
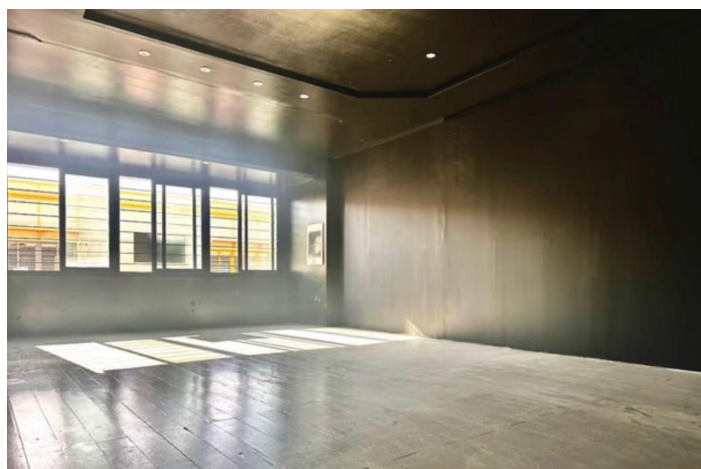
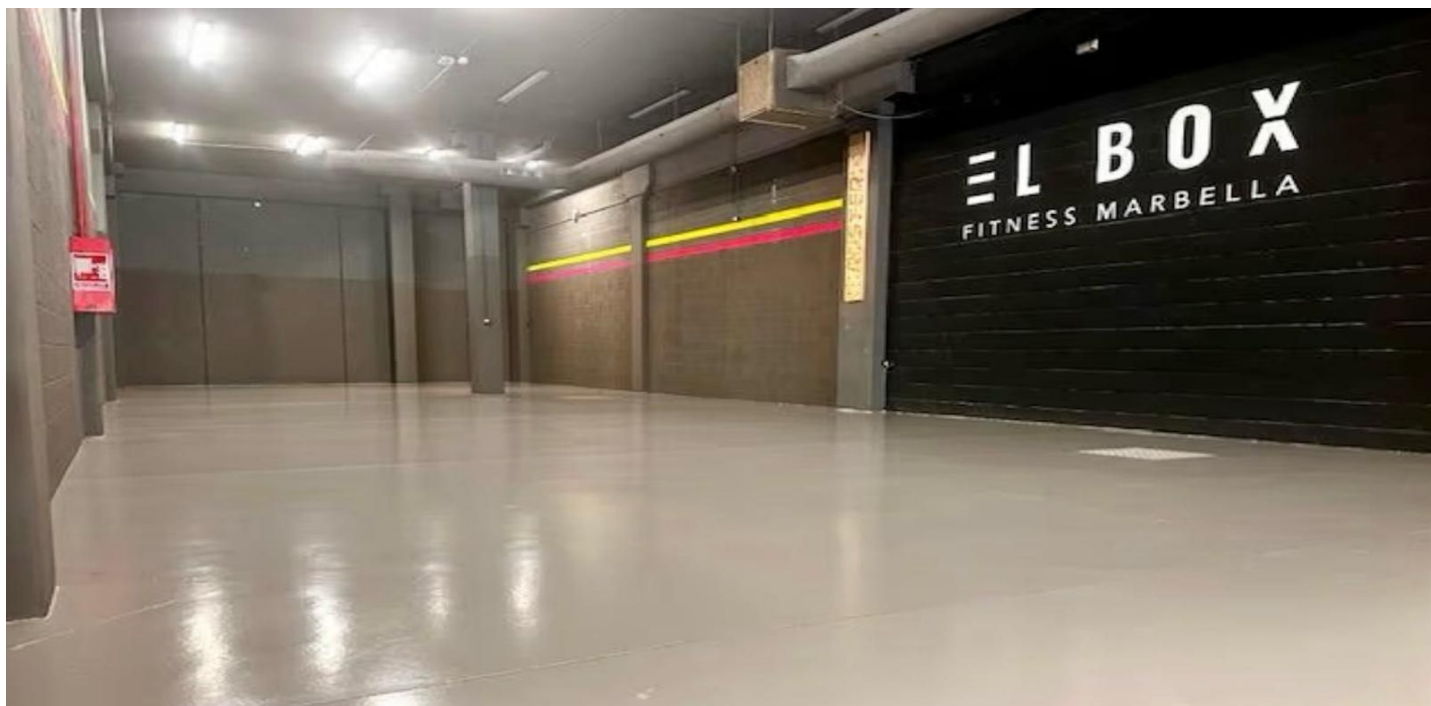




## Warehouse for rent in Nueva Andalucía, Marbella West

3,800 - 3,800 €

Reference: R4955416 Build Size: 380m<sup>2</sup>





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## 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.



## Features:

### Features

Near Transport  
Storage Room  
Utility Room

### Views

Urban  
Street

### Furniture

Not Furnished

### Orientation

South

### Setting

Commercial Area  
Close To Golf  
Close To Shops  
Close To Town  
Close To Schools  
Town

### Utilities

Electricity

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good