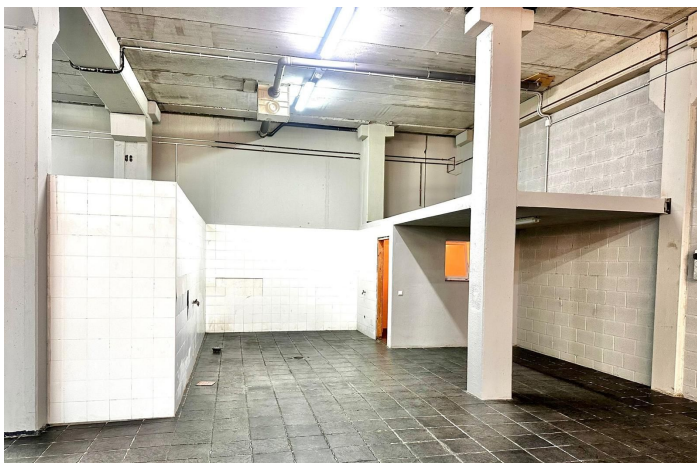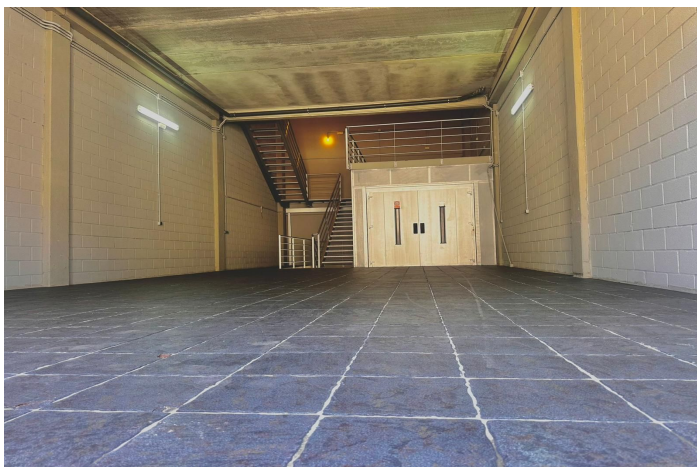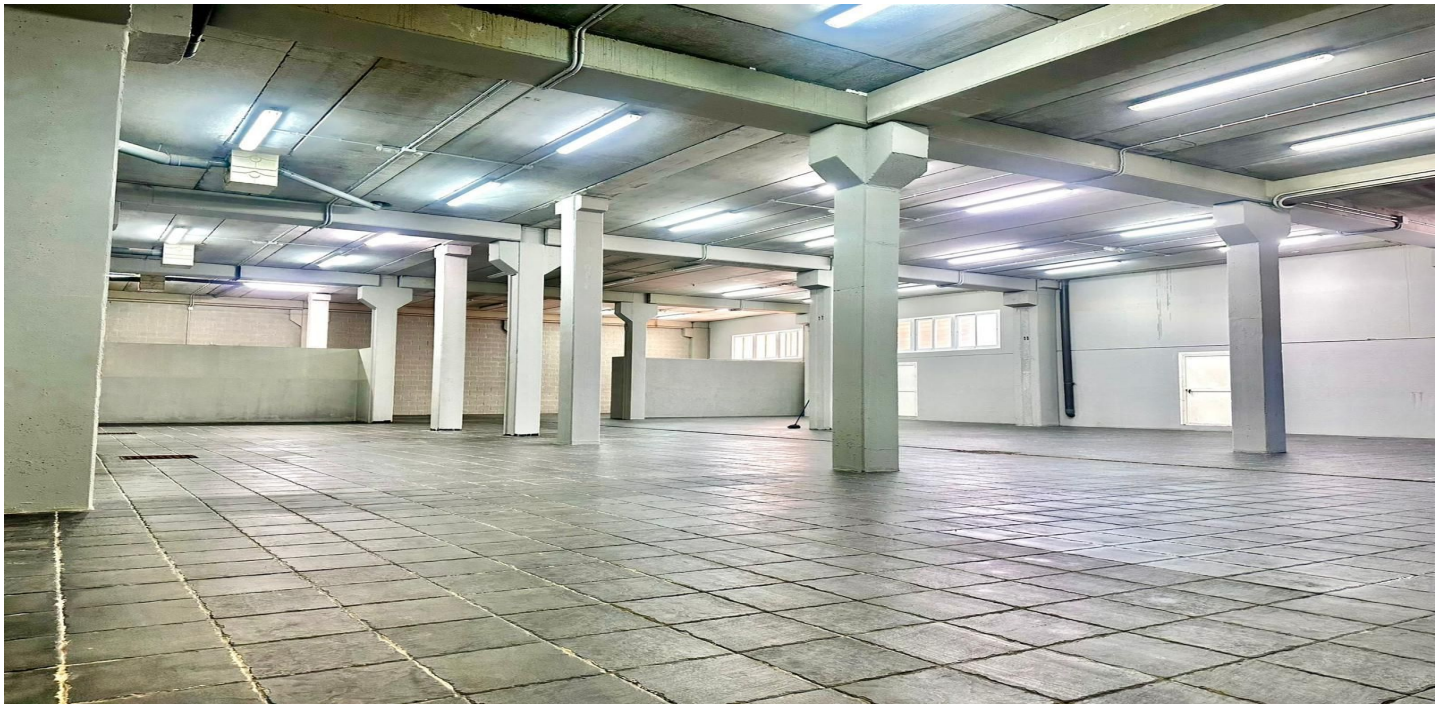# Warehouse for rent in Nueva Andalucía, Marbella

4,850 - 4,850 €

Reference: R5078356   **Bedrooms:** 3   **Bathrooms:** 1   **Build Size:** 792m^2 **Terrace:** 36m^2

Monarch Estates

Costa del Sol, Nueva Andalucía

Industrial/commercial warehouse for rent, measuring approximately 828 m², spread over three levels, located in the heart of the commercial area of the Costa del Sol, in Nueva Andalucía, just five minutes from Puerto Banús, surrounded by golf courses and high-end residential areas. The property consists of a 141 m² ground floor, a 93 m² mezzanine ideal for office use—equipped with air conditioning and natural light—and a spacious 558 m² basement, easily accessed via a vehicle elevator. It also has a 36 m² rear outdoor patio, providing additional space for exclusive use. Its key features include an automatic sectional door, offices equipped with mezzanine space, a bathroom, and a fire protection system covering the entire industrial estate. The warehouse is designed for versatility, making it an ideal option for warehouses, showrooms, exhibitions, offices, and other professional uses. The monthly rental price is €4,850, with the option of applying a 10% discount for annual advance payments. The required security deposit is six months' rent. Important note: If the signatory of the contract or the guarantor, if applicable, does not have a property in Spain, the annual advance payment will be required. This warehouse represents an excellent opportunity for companies seeking a spacious, well-located space with technical features that allow for a wide variety of uses in one of the most prestigious and dynamic areas of the Costa del Sol.

Features:

Features	Climate Control	Views
Lift	Air Conditioning	Street
Near Transport	Cold A/C	
Private Terrace	Hot A/C	
Storage Room		
WiFi		
Utility Room		
Basement		
Fiber Optic		

Setting	Condition	Furniture
Commercial Area	Good	Not Furnished
Close To Golf		
Close To Shops		
Close To Town		
Close To Schools		
Town		
Village		

Kitchen	Parking	Utilities
Not Fitted	Garage	Electricity
	Private	
	Covered	
	Street	
	More Than One	