



## Catering Kitchen | 450kW | Food Production Ready



### Information de l'agent

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Nom:              | ArKadia                                                                                          |
| Nom de compagnie: |                                                                                                  |
| Pays:             | Royaume-Uni                                                                                      |
| Téléphone:        |                                                                                                  |
| Langues:          | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Détails de l'annonce

|              |               |
|--------------|---------------|
| Propriété à: | Louer         |
| Prix:        | USD 19,855.65 |

### Location

|                       |                     |
|-----------------------|---------------------|
| Pays:                 | Émirats Arabes Unis |
| État/Région/Province: | Dubaï               |
| Ville:                | Dubaï               |
| Soumis:               | 10/03/2026          |

### Description:

Located in Dubai.

The previous tenant invested approximately AED 3 million in upgrading and fitting out the warehouse, resulting in a fully enhanced and operational facility. The property is ready for immediate occupation, allowing a new tenant to commence operations without delay or the need for additional fit-out works. This provides a significant advantage by eliminating setup time and avoiding any unnecessary loss of rent during preparation. The warehouse benefits from sufficient power capacity, a built-in lift, and a complete layout that has been fully approved by the Dubai Municipality. Key Highlights Ground floor + mezzanine configuration Built-up area: 8,800 sq.ft Ground Floor: 5,300 sq.ft Mezzanine: 3,300 sq.ft Suitable for manufacturing, industrial operations, storage, or logistics use Located in Al Quoz 4, a prime industrial zone with strong connectivity Excellent access to Al Khail Road, Sheikh Zayed Road, and major logistics corridors Specifications • Power Capacity: 450 kW Price & Lease Terms • Annual Rent: AED 880,000 • Lease Term: Minimum 1 year, up to 5 years • Payment Terms: Up to 5 cheques accepted • DREC: 20% • Agency Fee: 10% • Security Deposit: 10% • VAT: 5% on applicable charges Nearby Facilities: - Nearest school: GEMS World Academy – 3 km - Nearest restaurant: Al Mallah – 1.5 km - Nearest airport: Dubai International Airport – 15 km This warehouse provides an unparalleled canvas for innovation and growth. Its proximity to key landmarks and transport hubs ensures convenience for operations and workforce alike. Al Quoz is renowned for its vibrant industrial community, enhancing both business opportunities and lifestyle. For additional details or to schedule a viewing, please contact Laylah Pendlebury at Chestertons MENA today. Don't miss your chance to secure this prime warehouse space!

### Commun



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

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Pied carré fini: 817.55 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/MGPD-T17032/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T17032/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: mcdsw217551

