



OPEN YARD FOR STORAGE & WORKSHOP | AI

Layan 1



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 7,892.24

Location

Pays: Émirats Arabes Unis
État/Région/Province: Dubaï
Ville: Dubaï
Soumis: 18/04/2026

Description:

Located in Dubai.

OPEN YARD FOR STORAGE & WORK SHOP IN AL LAYYAN INDUSTRIAL AREA1 (Adjacent to DIC) This spacious open yard offers a large open-plan layout in shell and core condition, allowing tenants to customize the space according to operational requirements. Key Property Highlights Size: 21000 sqft Height: 8 meters Electricity: 50 KW Loading Bay: Available 3 Built-in Toilets Built-in office Built-in kitchen rest room Fully interlocked with 24/7 CCTV Cameras surveillance. water and electricity connection. The unit offers high ceilings and a dedicated loading bay, making it ideal for various uses such as storage, a workshop, or car parking. It also comes with dedicated parking spaces and provides easy access to major road networks, ensuring efficient logistics and transportation. Situated in a rapidly developing industrial area, this warehouse presents an excellent opportunity for businesses looking to set up operations or for investors seeking a strong industrial asset. Price Breakdown • Annual Rent: AED 349000 • WASL Sublease 20% • Agency Fee: 10% + 1% for each contract year secured (up to 5 years) • Security Deposit: 10% • Admin Fee: AED 5,000 • VAT: 5% on applicable charges

Commun

Pied carré fini: 1950.96 m²

Lease terms

Date Available:



IMLIX

Marché immobilier IMLIX
<https://www.imlix.com/fr/>

Information additionnelle

Lien URL du site web:

http://www.arkadia.com/MGPD-T17386/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

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