



## Versatile Space | 30kw | Ground + Mezzanine



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Affitto  
Prezzo: USD 12,196.71

### Posizione

Nazione: United Arab Emirates  
Stato / Regione / Provincia: Dubai  
Città: Dubai  
Pubblicato: 10/03/2026

Descrizione:

Located in Dubai.

Welcome to this impressive warehouse located in the heart of Al Quoz Industrial Area 4, one of Dubai's most sought-after industrial hubs. This property offers a generous built-up area of 8,250 sq. ft., presenting an ideal investment opportunity for businesses seeking ample storage and operational space. Key Highlights Ground floor + mezzanine configuration Built-up area: 8,250 sq.ft Ground Floor: 4,250 sq.ft Mezzanine: 4,000 sq.ft Suitable for showroom, or operational use Located in Al Quoz 4, a prime industrial zone with strong connectivity 3x Available Unit Specifications • Power Capacity: 30 kW & 12 KW Price & Lease Terms • Annual Rent: AED 544,500 • 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 International School – 2.5 km Nearest restaurant: Al Safadi Restaurant – 1.8 km Nearest airport: Dubai International Airport – 15 km Don't miss out on this exceptional opportunity to elevate your business. Contact Chestertons MENA today for more details or to schedule a viewing.

### Comune

Finito piedi quadrati: 766.45 mq

### Lease terms

Date Available:

### Informazioni aggiuntive



IMLIX

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

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URL del sito:

[http://www.arkadia.com/MGPD-T17033/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T17033/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

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