



## Prime Road Facing | Office Upstairs | 12 kW



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Rent  
Price: EUR 9,323

### Location

Country: United Arab Emirates  
State/Region/Province: Dubai  
City: Dubai  
Posted: Mar 10, 2026

### Description:

Located in Dubai.

Property Introduction: Welcome to Al Quoz Industrial Area 4, an exceptional warehouse offering that merges functionality with strategic positioning. This spacious warehouse boasts a generous built-up area of 5,760 sq.ft, making it an ideal choice for businesses seeking an operational hub in one of Dubai's most vibrant industrial communities. Key Highlights Ground floor + mezzanine configuration Built-up Area: 5,760 sq.ft Ground Floor: 3,200 sq.ft Mezzanine: 2,560 sq.ft Suitable for shop, retail, showroom, or commercial display use Prime front-facing showroom unit Located in Al Quoz 4, one of Dubai's most established industrial and commercial areas Excellent access to Sheikh Zayed Road and Al Khail Road Specifications Power Capacity: 12 kW Price & Lease Terms Annual Rent: AED 485,000 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 Modern Academy – 1.5 km Nearest restaurant: Al Mallah – 2 km Nearest airport: Dubai International Airport – 18 km Descriptive Paragraph: This warehouse offers excellent potential for various enterprises, with high ceilings and a flexible layout that caters to diverse operational needs. Its prime location in Al Quoz ensures ease of access to major highways and logistics hubs, positioning your business for success. Call-to-Action: Don't miss the opportunity to secure this premium warehouse space. Contact Laylah Pendlebury at Chestertons MENA today to learn more or schedule a viewing!

### Common

Finished sq. ft.: 535.12 sq m



## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/MGPD-T17035/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T17035/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: mcdswh21760l

