



## OPEN YARD FOR STORAGE & WORKSHOP | AI

### Layan 1



#### 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: USD 7,892.24

#### Location

Country: United Arab Emirates  
 State/Region/Province: Dubai  
 City: Dubai  
 Posted: Apr 18, 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

#### Common

Finished sq. ft.: 1950.96 sq m

#### Lease terms

Date Available:



## **Additional information**

Website URL:

[http://www.arkadia.com/MGPD-T17386/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T17386/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

mcdslp21972l

