



## Warehouse for rent in San Pedro de Alcántara, Marbella

3,975 - 3,975 €

Reference: R4909345 Bathrooms: 1 Build Size: 413m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

Industrial and commercial warehouse in the San Pedro Alcántara Industrial Estate, Marbella. Price 3,975€ plus 21% V.A.T. monthly. It has a First Occupation License. It has an independent fire engine with an independent water tank, and two BIE hoses. Very high quality. Granite staircase. Mosaic toilet. Polished concrete floor. Two skylights for natural light and ventilation. Energy savings in lighting and air conditioning will be significant. Automatic electric door for cars and trucks. Security doors. Concrete ceilings and walls. Very close to the entrance of the AP-7 motorway and the A-7 road. Consolidated area with all types of businesses. There are community video surveillance cameras in this Industrial Estate. 264 sqm. on the ground floor plus a mezzanine of 130 sqm. plus a walkable roof. You can go to Malaga by motorway in 30-35 minutes. The motorway also connects to Marbella, Estepona, Sotogrande, etc., greatly shortening transport times. Easy access to the airports of both Malaga and Gibraltar. There are two free public car parks of the Town Hall nearby, a minute's walk away.



## Features:

### Features

Near Transport  
Private Terrace  
Double Glazing  
Solarium  
WiFi  
Courtesy Bus  
Fiber Optic

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Close To Town

### Category

Reduced  
Bargain  
Cheap  
Golf  
Luxury

### Orientation

West

### Condition

Excellent

### Energy Rating

G

### Views

Sea  
Mountain

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

G