

**Ref.-ID: MIBGR4790248**

**Málaga**

**Commercial**



**3**



**2**



**1160 m2**

For Rent Large Industrial Warehouse! Located in the Villarosa Industrial Estate, very close to the airport, a warehouse with exceptional features is offered for rent. This warehouse has three floors and a height of 10 meters, perfect for various commercial or industrial activities. Inside it has four bathrooms and three of them are with showers and a waiting room with air conditioning for greater comfort. The offices are also equipped with air conditioning, ensuring a pleasant working environment. In addition, the warehouse includes a security system from the Securitas Direct company that can be transferred as well as WIFI from DIGI. The fire extinguishers are new. For greater comfort, there is a hot water boiler and a hose for cars washing. The warehouse has two large entrance gates: one automatic and one manual, as well as a door for the waiting room. All this in an unbeatable location, with excellent connection to the N-340 highway and public transport through bus lines 5, 9, 10, A, M-110, M-112, M-113, M-132, M-133, and M-230, facilitating access from Malaga city center, the airport, Torremolinos, Benalmadena and other nearby destinations. The last activity carried out in the warehouse was the rental of motorhomes, caravans, RVs, and it has the permission of the city council to continue with this activity or others that you wish to undertake. The rent is 5500 euros per month + taxes and withholdings, advance payment of 1,5 month rent, and commission 6600 eur. The warehouse will be available immediately. Summerized cost for a tenant: § Rent: 5,500 euros/month + 21% VAT. The new tenant should pay the IRPF (19%) withholding tax to the public treasury. Therefore, s.e.u.o., the net monthly amount would be 5,610.00 euros (VAT included) and the monthly amount to be withheld would be 1,045.00 euros. § Duration: for a minimum of 5 years, but could accept 3 years. § Legal deposit: 11,000 euros. § Conventional deposit: 39,930 euros. § Monthly and average rent to be paid upon signing the contract: 8,415.00 euros. § Commission 6600 eur (10% of yearly income) Therefore, upon signing the contract, the total sum of 65,945.00 euros should be paid for the above concepts, being obliged to return the deposits in accordance with the legal and contractual terms at the end of the lease. The owner would like to study the profile of the new tenant and the information on his solvency. For more information and visits, do not hesitate to contact us. Don't miss this unique opportunity in a privileged location!

**Setting**

- ✓ Suburban
- ✓ Commercial Area

**Security**

- ✓ Alarm System

**Condition**

- ✓ Good

**Utilities**

- ✓ Electricity

**Climate Control**

- ✓ Air Conditioning

**Features**

- ✓ Storage Room



































