Long Term Rental - Commercial - San Pedro de Alcántara

3.500€ / Month

San Pedro de Alcántara **Commercial**

 **1**  **412 m2**

INDUSTRIAL AND COMMERCIAL UNIT FOR RENT – SAN PEDRO ALCÁNTARA, MARBELLA Price: □3,500/month + 21% VAT With First Occupation License (Licencia de Primera Ocupación). A spacious, high-quality industrial and commercial unit, located in an established business park in San Pedro Alcántara, Marbella, with excellent access to the main transport routes along the Costa del Sol. The property comprises 264 sqm. on the ground floor, a 130 sqm. mezzanine, and a large, accessible rooftop area, offering versatile space suitable for a variety of industrial, commercial, logistics, or storage activities. Layout and Features Ground floor (264 sqm.): features a large, open-plan space with polished concrete flooring. Mezzanine (130 sqm.): ideal for offices, a showroom, storage, or a workspace. Accessible rooftop: provides additional outdoor space. Solid construction: featuring concrete walls and ceilings. Granite staircases and a restroom finished with mosaic tiles (gresite). Two skylights: provide abundant natural light and ventilation, helping to save on energy costs for lighting and climate control. Large, automatic electric door: suitable for vehicle and truck access. Security doors. Security and Facilities The unit is equipped with an independent fire protection system, including its own pump unit, a dedicated water tank, and two fire hose reels (BIE). Additionally, the business park features communal video surveillance cameras, providing an environment with enhanced security measures. Strategic Location and Excellent Connectivity Situated in an established business area with a wide range of companies and services, this unit is ideally located for businesses that require excellent road connectivity. It is located very close to the access points for the AP-7 motorway and the A-7 dual carriageway, facilitating travel to Marbella, Estepona, Sotogrande, Málaga, and the rest of the Costa del Sol. The drive to Málaga via the motorway takes approximately 30–35 minutes, depending on traffic and the specific destination. It also offers good connectivity to both Málaga-Costa del Sol Airport and Gibraltar Airport. As an added advantage, there are two large, free municipal public parking areas just a one-minute walk away, making parking convenient for employees, suppliers, and clients. An excellent opportunity for your business. With its spaciousness, multi-level layout, high-quality construction, security features, and strategic location, this property represents an attractive opportunity for companies seeking a functional, well-connected base in San Pedro Alcántara, Marbella. Monthly rent: □3,500 + VAT (21%).

Setting
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Town

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Views
- ✔ Sea Views
- ✔ Mountain Views

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

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Bargain
- ✔ Cheap
- ✔ Golf
- ✔ Luxury
- ✔ Reduced


Mechanics Car Wash
Body Shop Rim Repair
SE ALQUILA
FOR RENT














FREMAP
MANGUERA
EXTINTOR
ABRIR
EN CASO DE
INCENDIO
INCOTEX

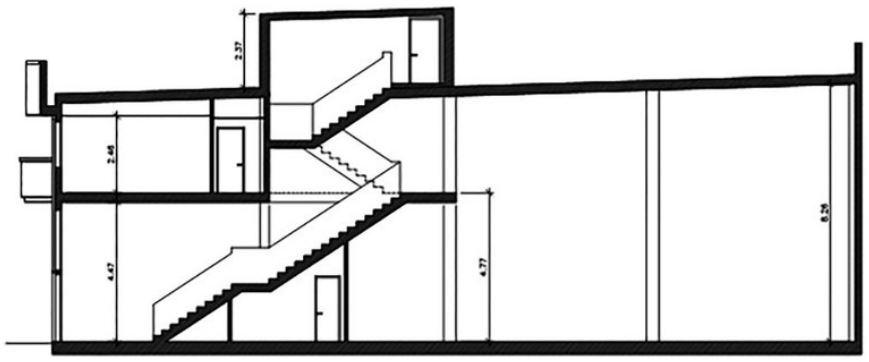



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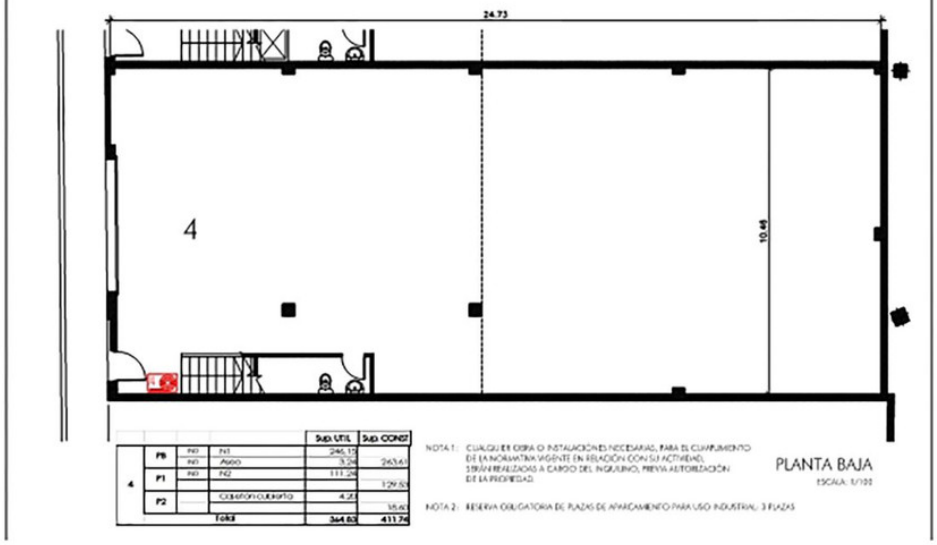


ALZADO OESTE

ESCALA: 1/100



SECCIÓN B-B'



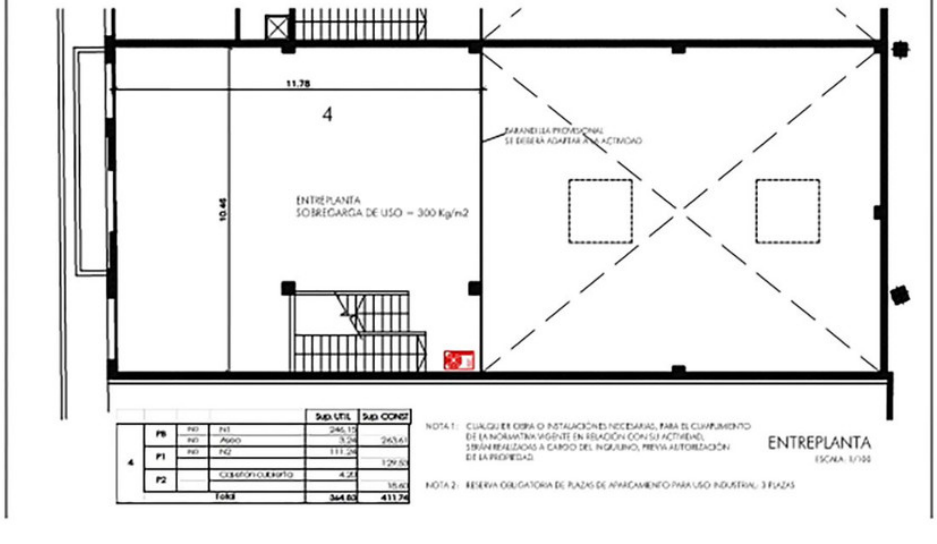
				Sup. UTIL	Sup. CONST
4	PB	NO	N1	246.15	
		NO	Aseo	3.24	263.61
	P1	NO	N2	111.24	
					129.53
	P2		Cobertizo cubierto	4.25	
					16.60
			Total	364.63	411.74

NOTA 1: CUALQUIER OBRA O INSTALACIONES NECESARIAS, PARA EL CUMPLIMIENTO DE LA NORMATIVA VIGENTE EN RELACIÓN CON SU ACTIVIDAD, SERÁN REALIZADAS A CARGO DEL INQUILINO, PREVIA AUTORIZACIÓN DE LA PROPIEDAD.

NOTA 2: RESERVA OBLIGATORIA DE PLAZAS DE APARCAMIENTO PARA USO INDUSTRIAL: 3 PLAZAS

PLANTA BAJA

ESCALA: 1/100



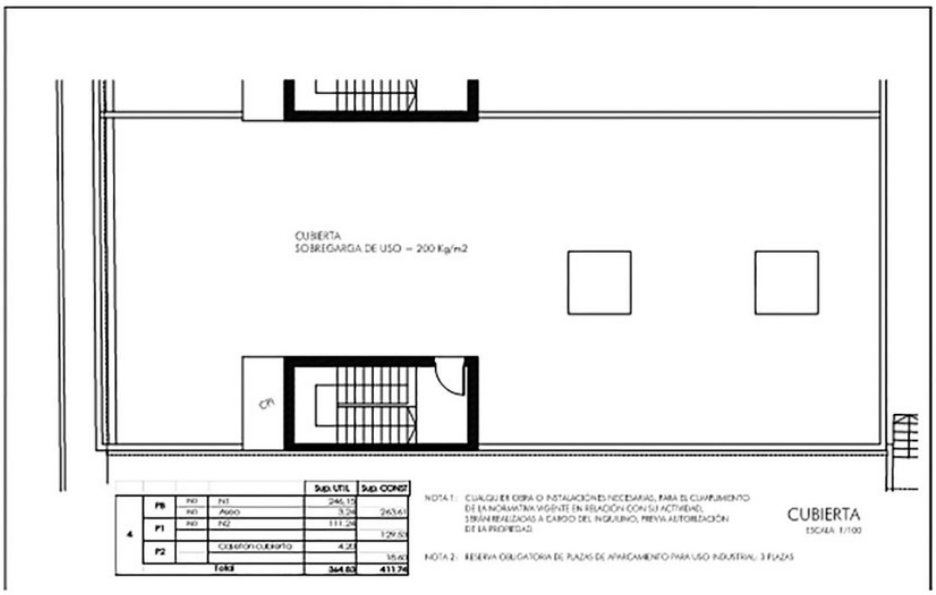
				Sup. UTIL	Sup. CONST
4	PB	NO	N1	246.15	
		NO	Aseo	3.24	263.61
	P1	NO	N2	111.24	
					129.53
	P2		Cobertizo cubierto	4.25	
					16.60
			Total	364.63	411.74

NOTA 1: CUALQUIER OBRA O INSTALACIONES NECESARIAS, PARA EL CUMPLIMIENTO DE LA NORMATIVA VIGENTE EN RELACIÓN CON SU ACTIVIDAD, SERÁN REALIZADAS A CARGO DEL INQUILINO, PREVIA AUTORIZACIÓN DE LA PROPIEDAD.

NOTA 2: RESERVA OBLIGATORIA DE PLAZAS DE APARCAMIENTO PARA USO INDUSTRIAL: 3 PLAZAS

ENTREPLANTA

ESCALA: 1/100



				Sup. UTIL	Sup. CONST
4	P0	N1		246.15	
	N1	Aseo		3.24	263.61
	P1	N1	N2	111.24	
					129.30
	P2		Cubierta cubierta	4.23	
					18.65
			Total	364.83	411.76

NOTA 1: CUALQUIER OBRA O INSTALACIONES NECESARIAS, PARA EL CUMPLIMIENTO DE LA NORMATIVA VIGENTE EN RELACIÓN CON SU ACTIVIDAD, SERÁN REALIZADAS A CARGO DEL INQUILINO, PREVIA AUTORIZACIÓN DE LA PROPIEDAD.

NOTA 2: RESERVA OBLIGATORIA DE PLAZAS DE APARCAMIENTO PARA USO INDUSTRIAL: 3 PLAZAS

CUBIERTA
ESCALA: 1/100