

#4059



## Industrial warehouse in Ergates Industrial Area, Nicosia

€395,000 +VAT

 Ergates, Nicosia

Located in the well-established Ergates Industrial Area of Nicosia, this ground-floor warehouse offers a strategic position approximately 1.8 km southwest of the village center and just 410m from the Nicosia–Palaichori main road, providing excellent accessibility for logistics, distribution, or light manufacturing operations. The warehouse is under a Government Sub-Lease Agreement until 30/6/2032 (with two renewal options until 30/6/65 and 30/6/2098), with an annual ground rent of €3.678,46. Property Overview: The asset comprises two independent industrial units, each offering functional layouts and generous storage capacity: West Unit • Total Area: 570m<sup>2</sup> • Year Built: 2000 • Open-

Bathrooms

 1

Covered

 970 m<sup>2</sup>

