

BEFORE YOU RENT · DUBAI

Warehouse viewing checklist

Ten checks to have in writing before you pay a dirham. Tick each one, note the figure, keep the answers.

UNIT / REFERENCE	AREA	DATE
☐ 01 Power, in kilowatts Ask how many kW the unit has today. Air-conditioning, ovens and machines need more — and adding supply later takes time and money.	_____ kW today · more possible? Y / N	
☐ 02 Clear height, to the lowest beam Measure from the floor to the lowest beam, light or sprinkler pipe — not the roof. It decides racking, forklifts and a mezzanine.	_____ m to the lowest beam	
☐ 03 The ground floor, on its own A mezzanine isn't floor for racking or vehicles. Get the two figures apart, and price the ground floor.	Ground _____ ft ² · Mezz. _____ ft ²	
☐ 04 Access and loading The biggest truck that reaches the door and turns, the door's size, a dock or ramp, and the parking bays.	Truck _____ · Door ___ × ___ m · Bays ___	
☐ 05 The condition, in writing Roof, floor, doors, toilets, lights, AC. Agree in writing what the landlord repairs before handover.	Repairs before handover: _____	
☐ 06 Your activity, allowed here Your trade licence has to be issued for this address. Uses beyond storage, manufacturing, repair and trading need a permit.	Activity _____ allowed ☐	
☐ 07 Fire safety, before the licence No Civil Defence certificate, no trade licence. Check the alarm, sprinklers and extinguishers work.	Alarm ☐ Sprinklers ☐ Extinguishers ☐	
☐ 08 Who you are renting from See the title deed, or the owner's power of attorney — and the owner's written consent if it's a sub-lease.	Title deed ☐ POA ☐ Consent to sub-let ☐	
☐ 09 The terms, not just the rent Cheques, start date, rent-free or fit-out period, maintenance. Changing terms at renewal needs 90 days' notice.	Cheques ___ · Start _____ · Rent-free ___	
☐ 10 The whole bill, not the rent 5% VAT, the deposit, agency fee, Ejari, DEWA deposit and connection, any service charge. The first year on one page.	First year, all in: AED _____	
NOTES 		