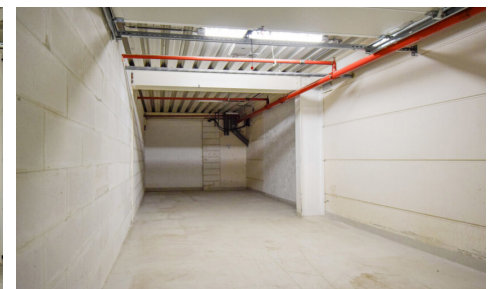


FOR RENT - CLOSED GARAGE

€ 350

Bazelstraat 250, 9150 Kruibeke

Ref. 7045324



Availability: immediately

Surf. Living: 32m²

DESCRIPTION

Location and accessibility

- Situated on the N419, just 5.3 km from the E17
- Bus stop 20 metres away
- Easy access to the city centre and port area
- Parking spaces available for staff and visitors

Layout and finish

- 32 m² floor area
- Clearance height of 2.2 metres
- Sectional door
- High-load-bearing concrete floor

Technical facilities

- Automatic lighting via motion sensors
- Shared toilet facilities
- Heating available

Security and infrastructure

- CCTV and night lighting
- Solar panels on site
- Excellent insulation via sandwich panels

Flexibility and scalability

- Combination with other units possible
- Purchase on instalments negotiable
- Layout and finish can be tailored to your business

Rental terms

- Direct letting via the owner: Hertsens Vastgoed
- Standard 2-year contract with 3 months' notice
- Flexible lease terms, ideal for start-ups
- Low entry cost: 1 month's rent + 3 months' deposit
- Not suitable for car-related activities

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 350,00 per month

Available: Immediately

Indexed land registry income: € 192,00

Costs: € 26,00/month

gemeenschappelijke kosten

Rental guarantee: 3 months

Land tax: € 112,50

LOCATION

Public transport nearby: 20m

TECHNICS

Sewage: No

PLANNING

Intimation: No legal correction or administrative

BUILDING

Surface: 32,00 m²

Construction year: 1985

Renovation: 2022

State: Good state

Net area: 32,00 m²

Gross area: 34,00 m²

measure imposed

Flooding area: Potential flood area

G-score: A

P-score: C

PARKING

Garage: Yes