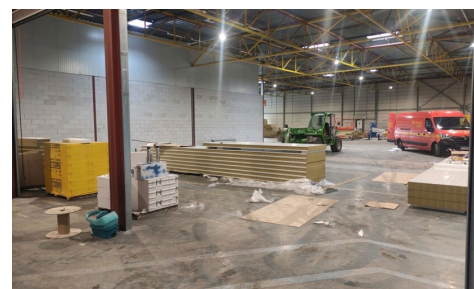


FOR RENT - INDUSTRIAL BUILDING

€ 5.000

Gustave Demeurslaan 69, 1650 Beersel

Ref. Huizingen E03



Availability: at delivery

Surf. Living: 800m²

Surf. Plot: 800m²

DESCRIPTION

???? Location & accessibility

Located at a strategic site in Huizingen:

- Just 950 meters from the train station
- Only 3 km from the E19 highway
- Smooth connection to city center and industrial zones

???? Layout & finish

- Flexible surfaces from 600 to 1500 m²
- Free height of 7.5 meters
- Concrete floor with high load capacity
- Sectional doors with direct access
- Skylights ensure natural daylight
- Option to fit out private office space
- Two shared loading docks and corridor

???? Facilities & security

- LED lighting
- Shared sanitary facilities
- Fenced site with camera surveillance
- Night lighting and parking for staff and clients

???? Quality & maintenance

- Dry and secure space with insulated sandwich panels
- Well maintained, available from November 1

???? Flexibility & rental terms

- 24/7 access
- Flexible lease durations available
- Standard lease: 1 year with 3 months notice
- Low entry cost: 1 month rent + 3 months deposit

???? Important

- Direct rental from the owner: Hertsens Vastgoed
- Automotive-related activities not allowed

???? Virtual tour: <https://my.3-dee.be/tour/hertsens-beheer-huizingen>

FINANCIAL

Price: € 5.000,00 per month

Price/m²/year: € 75,00

Available: At delivery

Available date: 01 November 2025

Charges: € 5,00/m²/month

Rental guarantee: 3 months

BUILDING

TERRAIN

Ground area: 800,00 m²

TECHNICS

Electricity: Yes

Sewage: No

PLANNING

Surface: 800,00 m²
Fronts: 2
Renovation: 2025
State: Ground to be prepared
Main area: 800 m²

Destination: Industrial area
Building permission: Yes
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A

COMFORT

Elevator: No