

## FOR RENT - OFFICES

G. Demeurslaan 69, 1650 Beersel

**€ 845**

**Ref. B K0.01 Huizingen**



Availability: immediately

Surf. Living: 85m<sup>2</sup>

Surf. Plot: 85m<sup>2</sup>

## DESCRIPTION

### Location and accessibility

- 950 m from the station
- 3 km from the entrance to the E19
- Easy connection to the city center and industrial areas
- Parking for staff and customers

### Layout and finish

- Surface area of 85 m<sup>2</sup> with 3-meter-high ceilings
- Separate entrance door via communal hallway
- Concrete floor with sufficient load-bearing capacity
- Plenty of natural daylight through windows
- Recently renovated and ready to move in
- Storage space available to rent

### Technical facilities

- 220V electricity connection
- Heating and air conditioning
- Internet connection available
- Shared sanitary facilities

### Security and infrastructure

- Enclosed site with gate
- CCTV and night lighting
- Well-maintained and dry space
- Insulation via insulated sandwich panels

### Flexibility and scalability

- Multiple units can be combined
- Purchase on terms negotiable
- 24/7 access

### Rental conditions

- Flexible terms – ideal for start-ups
- Standard annual contract with 3 months' notice
- Low entry cost: 1 month's rent + 3 months' deposit
- Not suitable for car-related activities

beheer@hertsens.eu | 03 250 12 23

Rent directly from the owner: Hertsens Vastgoed

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

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## FINANCIAL

Price: € 845,00 per month

Available: Immediately

## TERRAIN

Ground area: 85,00 m<sup>2</sup>

## TECHNICS

## **BUILDING**

Surface: 85,00 m<sup>2</sup>

Fronts: 2

State: Good state

Type roof: Flat roof

## **COMFORT**

Furnished: No

Electricity: Yes

Gas: Yes

Water: Yes

## **PARKING**

Parkings outside: Yes

Parkings inside: No