

## FOR RENT - OFFICES

Trichterheideweg 11, 3500 Hasselt

**€ 714**

**Ref. E1.15 Larego**



Availability: immediately

Surf. Living: 54m<sup>2</sup>

Surf. Plot: 54m<sup>2</sup>

## DESCRIPTION

Office space in Hasselt – Trichterheideweg 11

Compact, move-in ready 54 m<sup>2</sup> office with plenty of natural light, private air conditioning/heating and separate entrance.

Ideal for startups or small teams seeking a professional and accessible work environment.

### Location & Accessibility

- Only 1 km from R71 and 5.4 km from E313.
- Smooth connection to the city center and industrial zone.
- Bus stop at 130 m, train station at 2.3 km.
- On-site parking available.

### Amenities

- Shared entrance, kitchen, and sanitary facilities.
- Intercom with remote control, internet access, 220V electricity connection.
- New HVAC system.
- CCTV and night lighting for safety.

### Flexibility

- Optional combination with storage space.
- Possibility to combine multiple units.
- Future purchase negotiable.

### Rental Terms

- Flexible lease terms available (especially for startups).
- Standard 1-year contract with 3-month notice.
- Low entry cost: 1 month rent + 3-month deposit.

Not suitable for car-related activities

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Rental directly through the owner: Hertsens Vastgoed

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## FINANCIAL

Price: € 714,00 per month

Available: Immediately

## BUILDING

Surface: 54,00 m<sup>2</sup>

Fronts: 2

State: Good state

## COMFORT

Furnished: No

Alarm: Yes

## TERRAIN

Ground area: 54,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PARKING

Parkings outside: Yes

Parkings inside: No

Elevator: Yes  
Air conditioning: Yes

**ENERGY**

Double glazing: Yes