

Hogenakkerhoekstraat 2 , 9150 Kruibeke

**Phone number:** +32 3 250 12 23

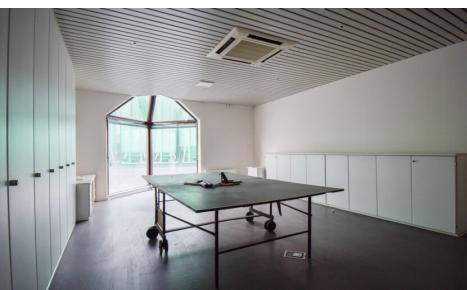
**E-mail:** beheer@hertsens.eu

## FOR RENT - OFFICES

Izegemsestraat 95, 8800 Roeselare

**€ 375**

**Ref. 7305686**



Availability: immediately

Surf. Living: 38m<sup>2</sup>

Surf. Plot: 38m<sup>2</sup>

## DESCRIPTION

### Location & accessibility

Located in an easily accessible location at Izegemsestraat 95 in Rumbeke:

- Only 1.8 km from the E403
- 600 m from the bus stop
- 3.5 km from the station
- Good connections to the city centre and industrial estates

### Layout & finish

- Total surface area of 23 m<sup>2</sup>
- Can be divided into several office spaces
- Lots of natural daylight thanks to large windows
- Separate entrance door and possibility for signage

### Technical facilities

- 220V electricity connection
- Heating available
- Internet and telephone facilities possible
- Private sanitary facilities available

### Comfort & safety

- Night lighting on the premises
- Enclosed and professionally maintained environment

### Flexible options

- Suitable for administration, consultancy, freelancers or small businesses
- Accessible 24/7
- Storage space available on the same site

### Rental conditions

- Two-year contract with three months' notice period
- Flexible terms negotiable
- Low entry cost: one month's rent + three months' deposit

Rental directly through owner: Hertsens Vastgoed

Not suitable for car-related activities

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## FINANCIAL

Price: € 375,00 per month

Price/m<sup>2</sup>/year: € 120,00

Available: Immediately

## BUILDING

Surface: 38,00 m<sup>2</sup>

Fronts: 3

State: To be refreshed

## TERRAIN

Ground area: 38,00 m<sup>2</sup>

## LAYOUT

Kitchen: Yes

## **COMFORT**

Furnished: No

## **SPECIFIC AREA**

Toilettes M/W: Yes