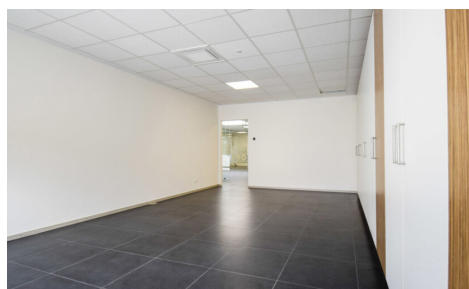
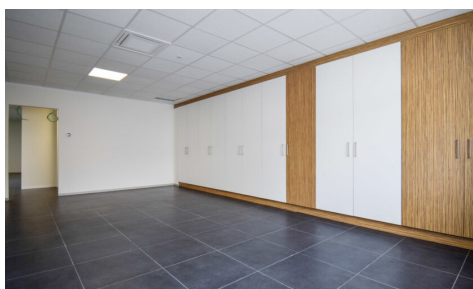
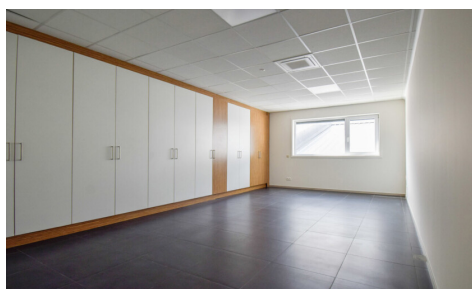


## FOR RENT - OFFICES

**€ 467**

**Bedrijvenstraat 5765, 3800 Sint-Truiden**

**Ref. St Truiden kantoor**



Availability: at delivery

Surf. Living: 35m<sup>2</sup>

Surf. Plot: 35m<sup>2</sup>

## DESCRIPTION

### ???? Location en accessibility

This bright and modern 35 m<sup>2</sup> office is ideally located in Sint-Truiden, just 300 m from the N79 and 500 m from a bus stop. Easy access to the city centre and industrial zones.

### ???? Layout en finish

Open space with abundant natural light through large windows. Common entrance with waiting room for a professional first impression. Private offices and storage or workshop space available for rent on the same site.

### ⚙️ Technical amenities

Air conditioning and heating via ceiling units, reliable internet, solar panels, 220V + 380V power and shared sanitary facilities.

### ???? Safety en infrastructure

Secured site with gate, camera surveillance and night lighting. Parking for staff and visitors. 24/7 access.

### ???? Flexible rental terms

Standard one-year contract with 3-month notice. Flexible durations negotiable. Low entry cost: 1 month rent + 3 months deposit.

### ???? Only one unit available – act fast!

???? Schedule your visit today directly with owner Hertsens Vastgoed.

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## FINANCIAL

Price: € 467,00 per month

Price/m<sup>2</sup>/year: € 160,08

Available: At delivery

Available date: 01 September 2025

## BUILDING

Surface: 35,00 m<sup>2</sup>

Fronts: 2

Renovation: 2025

State: Good state

Type roof: Flat roof

## COMFORT

Furnished: No

Air conditioning: Yes

## SPECIFIC AREA

Toilettes M/W: Yes

## ENERGY

Double glazing: Yes

## TERRAIN

Ground area: 35,00 m<sup>2</sup>

## LAYOUT

Kitchen: Yes, kitchenette

Bureau: 35,00 m<sup>2</sup>

Toilets: 2

## PARKING

Parkings outside: Yes

Parkings inside: No