

FOR RENT - POLYVALENT BUILDING

Gustave Demeurslaan 69, 1650 Beersel

€ 2.507

Ref. Huizingen B03



Availability: immediately

Surf. Living: 337m²

Surf. Plot: 337m²

DESCRIPTION

???? Location & accessibility

Only 950 m from the train station

3 km from the E19 motorway

Smooth connection to city centre and industrial zones

Parking available for staff and clients

???? Layout & finish

Total area: 337 m² with a clear height of 4.3 m

Sectional gate (4 m high x 4 m wide) with separate access door

Concrete floor with high load capacity

Skylights provide ample daylight

Private office optionally for rent or to be integrated into the unit

Mezzanine possible up to 30% of the unit's surface

???? Technical facilities

Power connection 220V + 380V three-phase

Water connection available

Shared sanitary facilities

Internet connection available

Heating possible

???? Safety & infrastructure

Enclosed site with gate and camera surveillance

Site equipped with night lighting

Well insulated with sandwich panels

Dry and secure space

???? Flexibility & scalability

Accessible 24/7

Combination with adjacent units possible

Purchase option negotiable

Tailor-made layout possible

???? Rental conditions

Standard one-year contract with 3-month notice period

Flexible terms negotiable, ideal for starters

Low entry cost: 1 month rent + 3 months deposit

???? Important

Direct rental from the owner: Hertsens Vastgoed

Not suitable for automotive activities

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

FINANCIAL

Price: € 2.507,00 per month

Price/m²/year: € 89,28

Available: Immediately

BUILDING

Surface: 337,00 m²

Fronts: 2

Renovation: 2023

State: Good state

Main area: 337 m²

TERRAIN

Ground area: 337,00 m²

TECHNICS

Electricity: Yes

Water: Yes

PLANNING

Flooding area: Not located in flood area

G-score: A

P-score: A