

## FOR RENT - POLYVALENT BUILDING

Gustave Demeurslaan 69, 1650 Beersel

**€ 2.507**

**Ref. Huizingen B03**



Availability: immediately

Surf. Living: 337m<sup>2</sup>

Surf. Plot: 337m<sup>2</sup>

## 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

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

### 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>

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## FINANCIAL

Price: € 2.507,00 per month

Price/m<sup>2</sup>/year: € 89,28

Available: Immediately

## TERRAIN

Ground area: 337,00 m<sup>2</sup>

## TECHNICS

**BUILDING**

Surface: 337,00 m²  
Fronts: 2  
Renovation: 2023  
State: Good state  
Main area: 337 m²

Electricity: Yes  
Water: Yes

**PLANNING**

Flooding area: Not located in flood area  
G-score: A  
P-score: A