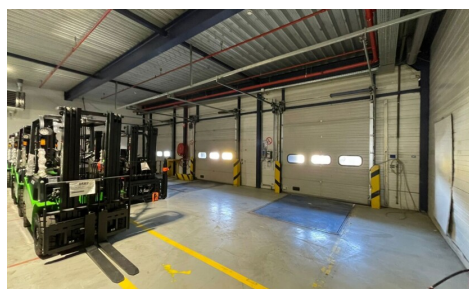
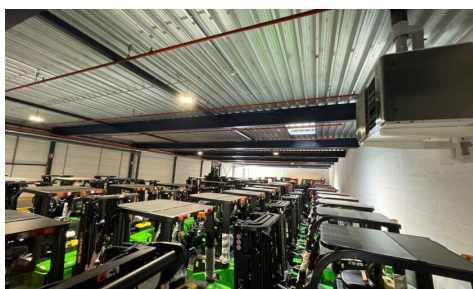
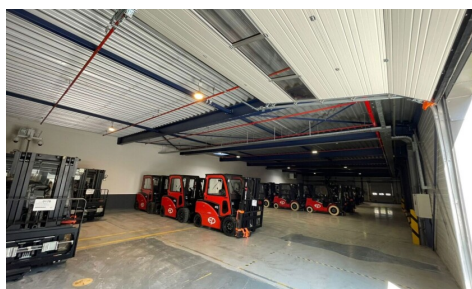
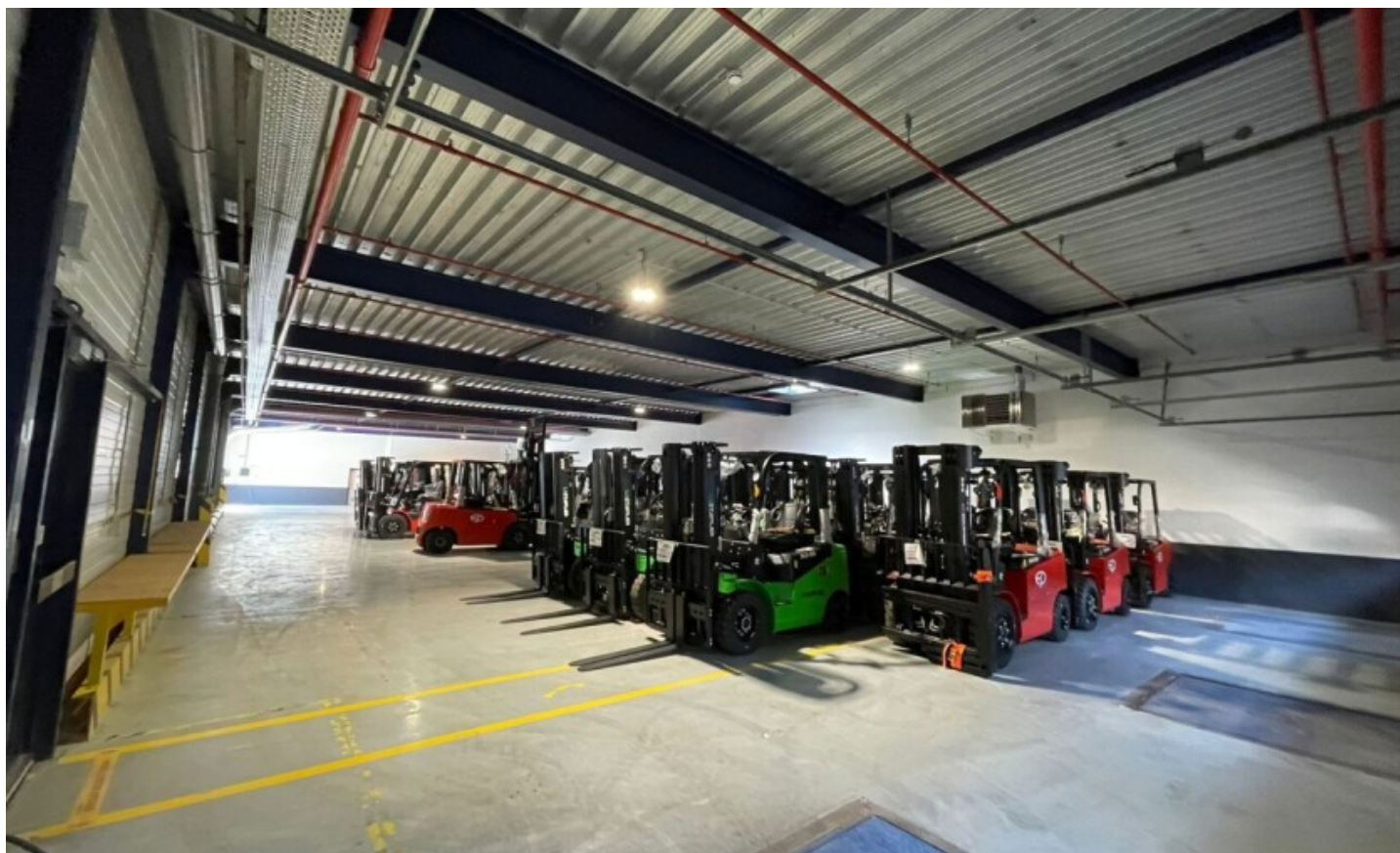


## FOR RENT - POLYVALENT BUILDING

Gustave Demeurslaan 69, 1650 Beersel

**€ 4.125**

**Ref. 7048390**



Availability: immediately

Surf. Living: 550m<sup>2</sup>

Surf. Plot: 550m<sup>2</sup>

## DESCRIPTION

### Location & accessibility

Located in a prime location in Huizingen:

- Only 950 meters from the train station
- Just 3 km from the E19 motorway
- Smooth connection to the city center and industrial areas

### Layout & finish

- Surface area of 550 m<sup>2</sup>
- Free height of 4.5 meters
- Concrete floor with high load capacity
- Sectional doors with direct access
- Skylights provide natural daylight
- Option to set up office space
- Private toilets available
- Three loading docks and direct access

### Amenities & security

- LED lighting
- Shared sanitary facilities
- Camera surveillance on fenced site
- Night lighting and parking available

### Quality & maintenance

- Dry and secure space with good insulation (sandwich panels)
- Well maintained

### Flexibility & rental conditions

- 24/7 access
- Flexible rental terms negotiable
- Standard contract: 1 year with 3 months notice
- Low entry cost: 1 month rent + 3 months deposit

### Important

- Direct rental via owner: Hertsens Vastgoed
- No automotive-related activities allowed

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

---

## FINANCIAL

Price: € 4.125,00 per month

Price/m<sup>2</sup>/year: € 90,00

Available: Immediately

Charges: € 7,50/m<sup>2</sup>/year

Rental guarantee: 3 months

Land tax: € 4.125,00

## TERRAIN

Ground area: 550,00 m<sup>2</sup>

## LAYOUT

Toilets: 2

**BUILDING**

Surface: 550,00 m²  
Fronts: 3  
Renovation: 2024  
State: Renovated  
Main area: 550 m²  
Type roof: Flat roof

**SPECIFIC AREA**

Toilettes M/W: Yes (8)

**TECHNICS**

Electricity: Yes  
Electricity details: 380 V  
Sewage: Yes  
Water: Yes

**PLANNING**

Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A