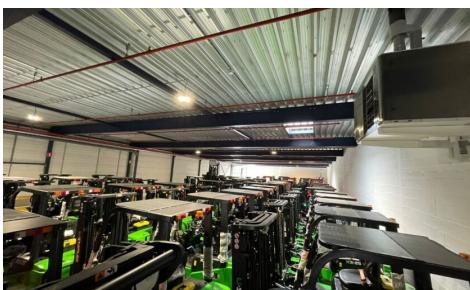
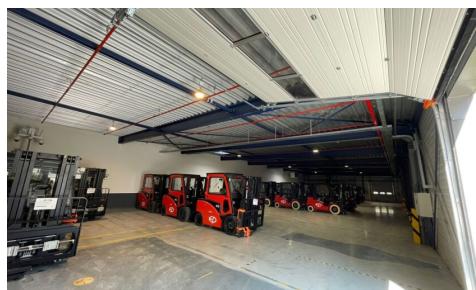
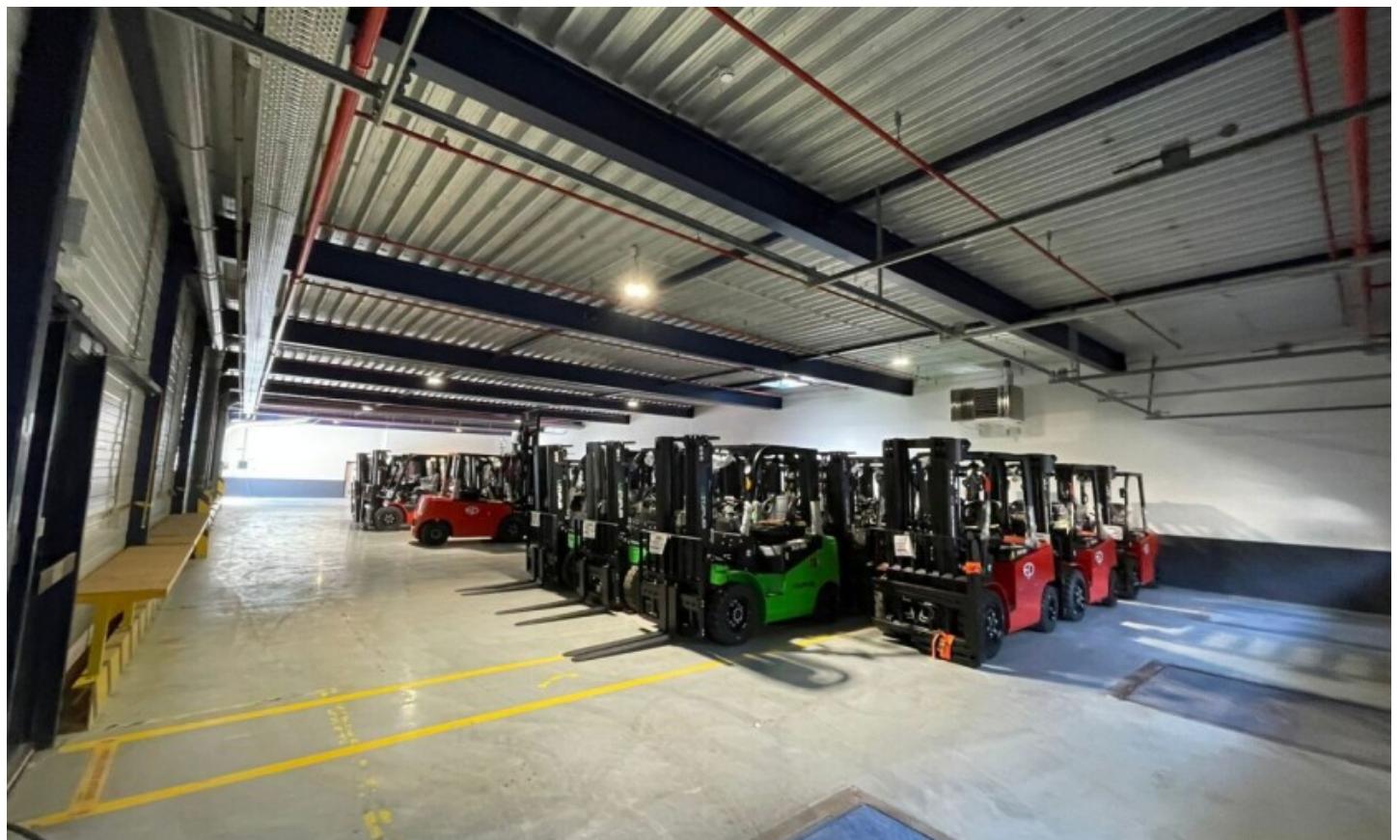


FOR RENT - POLYVALENT BUILDING

Gustave Demeurslaan 69, 1650 Beersel

€ 4.125

Ref. 7048390



Availability: immediately

Surf. Living: 550m²

Surf. Plot: 550m²

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 m²
- 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/m²/year: € 90,00

Available: Immediately

Charges: € 7,50/m²/year

Rental guarantee: 3 months

Land tax: € 4.125,00

TERRAIN

Ground area: 550,00 m²

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