

Hogenakkerhoekstraat 2 , 9150 Kruibeke

**Phone number:** +32 3 250 12 23

**E-mail:** beheer@hertsens.eu

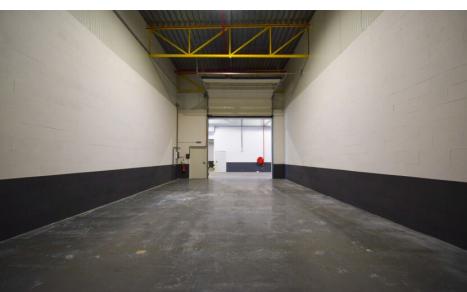
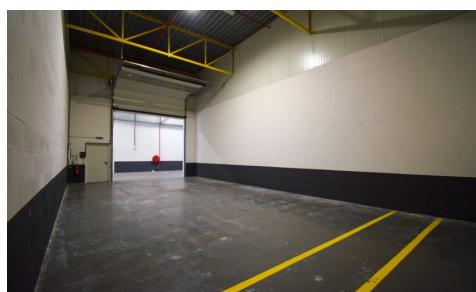
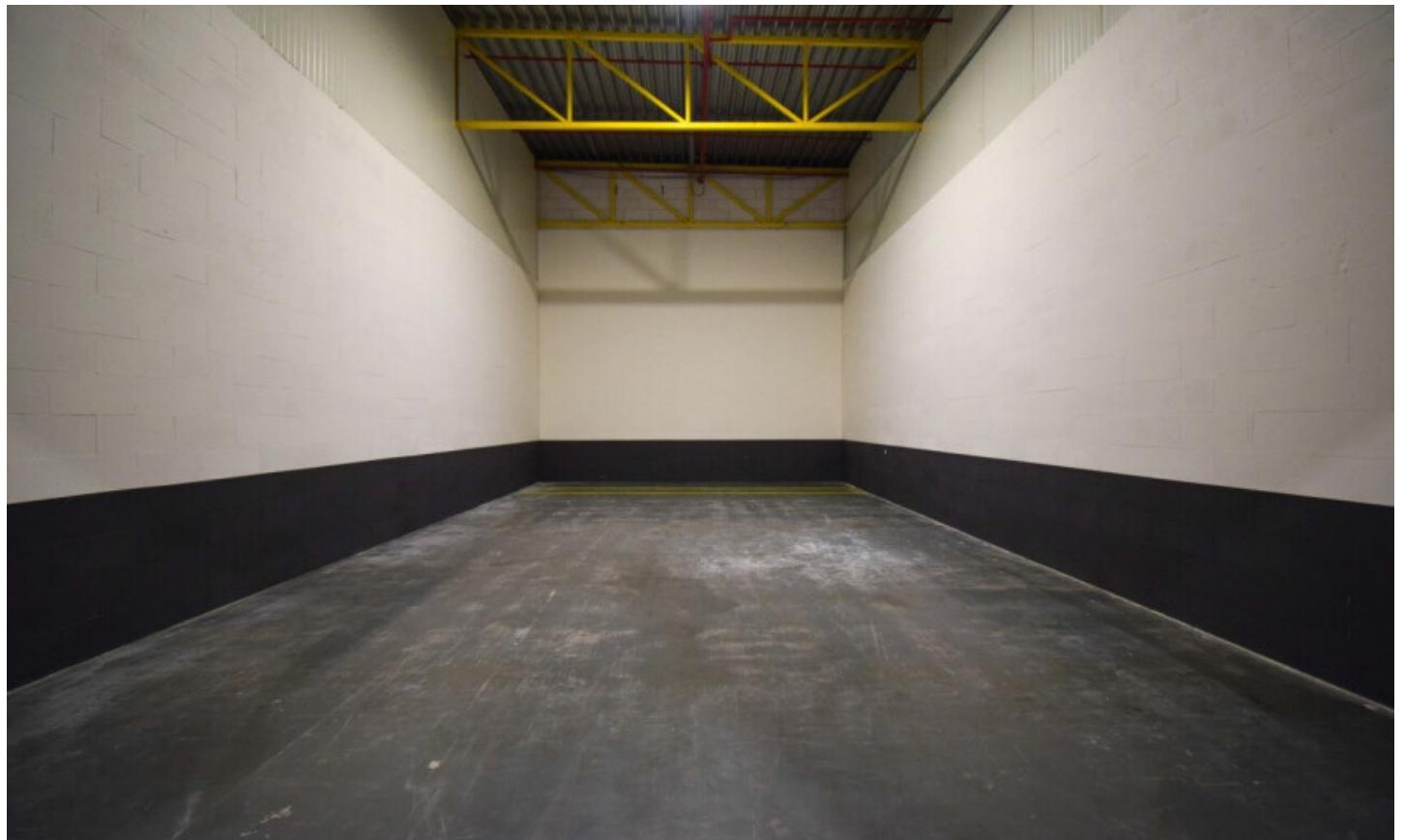
---

## FOR RENT - POLYVALENT BUILDING

Gustave Demeurslaan 69, 1650 Beersel

**€ 1.515**

**Ref. 7306812**



Availability: immediately

Surf. Living: 158m<sup>2</sup>

Surf. Plot: 42m<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>

## FINANCIAL

Price: € 1.515,00 per month

Available: Immediately

Charges: € 7,50/m<sup>2</sup>/year

Rental guarantee: 3 months

## TERRAIN

Ground area: 42,00 m<sup>2</sup>

## TECHNICS

## **BUILDING**

Surface: 158,00 m<sup>2</sup>

Renovation: 2026

State: Good state

Main area: 158 m<sup>2</sup>

Type roof: Flat roof

Electricity: Yes

Electricity details: 380 V

Water: Yes

## **PLANNING**

Flooding area: Not located in flood area

G-score: A

P-score: A