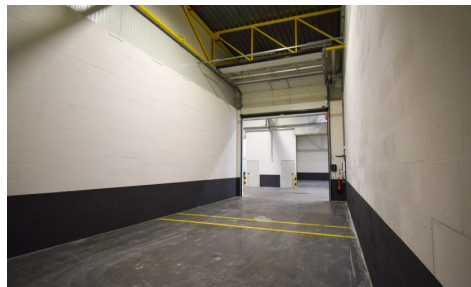
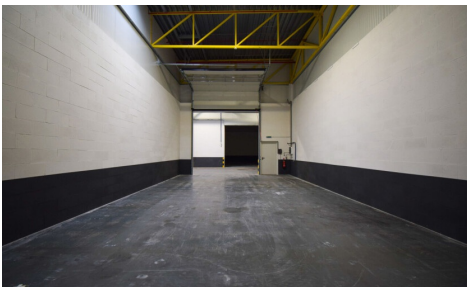


FOR RENT - POLYVALENT BUILDING

Gustave Demeurslaan 69, 1650 Beersel

€ 470

Ref. 7306812



Availability: immediately

Surf. Living: 39m²

Surf. Plot: 42m²

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: € 470,00 per month

Available: Immediately

Charges: € 7,50/m²/year

Rental guarantee: 3 months

TERRAIN

Ground area: 42,00 m²

TECHNICS

BUILDING

Surface: 39,00 m²

Renovation: 2023

State: Good state

Main area: 42 m²

Type roof: Flat roof

Electricity: Yes

Water: Yes

PLANNING

Flooding area: Not located in flood area

G-score: A

P-score: A