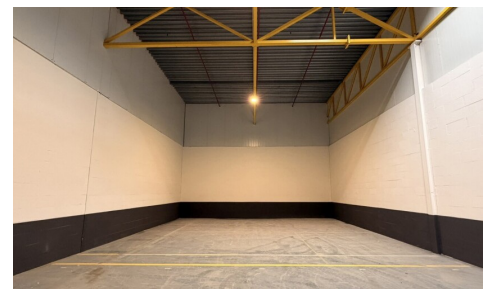
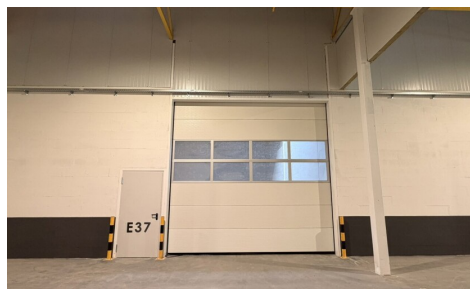
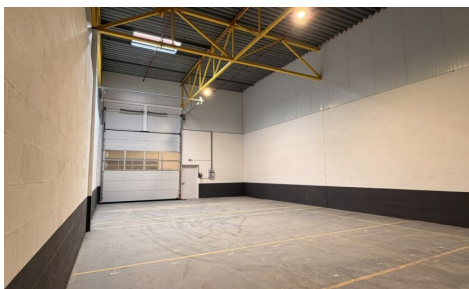


FOR RENT - POLYVALENT BUILDING

Gustave Demeurslaan 69 BE37, 1650 Beersel

€ 1.581

Ref. 7587475



Availability: immediately

Surf. Living: 165m²

PEB/EPB: 1kwh/m²/j

Surf. Plot: 165m²

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: € 1.581,00 per month

Available: Immediately

Charges: € 7,50/m²/year

Rental guarantee: 3 months

TERRAIN

Ground area: 165,00 m²

TECHNICS

BUILDING

Surface: 165,00 m²

Renovation: 2026

State: Very good state

Type roof: Flat roof

SPECIFIC AREA

Toilettes M/W: Yes

ENERGY

EPC score: 1

EPC total score: 1 kWh/year

EPC code: 1

EPC co2 emission: 1

Electricity certificate: Yes, conform

Electricity: Yes

Electricity details: 380 V

Water: Yes

PLANNING

Building permission: Yes

Destination: Industrial area

Intimation: No legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No