

## FOR RENT - POLYVALENT BUILDING

Gustave Demeurslaan 69, 1650 Beersel

€ 3.750

Ref. 7587473



Availability: immediately

Surf. Living: 542m<sup>2</sup>

PEB/EPB: 1kwh/m<sup>2</sup>/j

Surf. Plot: 542m<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

- 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>

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## FINANCIAL

Price: € 3.750,00 per month

Price/m<sup>2</sup>/year: € 83,00

Available: Immediately

Charges: € 7,50/m<sup>2</sup>/year

Rental guarantee: 3 months

Land tax: € 4.125,00

## TERRAIN

Ground area: 542,00 m<sup>2</sup>

## LAYOUT

Toilets: 2

## TECHNICS

## **BUILDING**

Surface: 542,00 m<sup>2</sup>

Fronts: 3

Renovation: 2024

State: Renovated

Main area: 542 m<sup>2</sup>

Type roof: Flat roof

## **SPECIFIC AREA**

Toilettes M/W: Yes (8)

## **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

Sewage: Yes

Water: Yes

## **PLANNING**

Destination: Industrial area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No