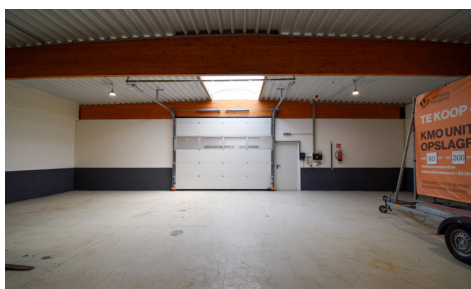


FOR SALE - POLYVALENT BUILDING

Hoogweg 38, 8940 Wervik

€ 143.589

Ref. Unit 09 Wervik



Availability: immediately

Surf. Living: 148m²

Surf. Plot: 148m²

DESCRIPTION

Location and accessibility

- Located 2 km from N58 and 5 km from A19 motorway
- Bus stop Wervik Bourgondiestraat at 130 m, train station at 810 m
- Smooth connection to city centre and industrial areas

Layout and finish

- 148 m² with a clear height of 4.5 meters
- Sectional gate and separate access door
- Concrete floor with high load capacity
- Skylights provide natural daylight
- Office space possible

⚙️ Technical facilities

- Electricity connection 220V + 380V
- Water connection available
- Heating possible
- Shared sanitary facilities
- Solar panels installed

Security and infrastructure

- Well maintained and recently renovated
- Insulated sandwich panels
- Dry and secure space
- Night lighting on site
- Parking available for staff and visitors

Flexibility and scalability

- 24/7 accessible
- Combination with other units possible
- Purchase option negotiable
- Tailored layout possible

Terms and conditions

- Price excluding VAT
- Direct sale by owner: Hertsens Vastgoed
- Not suitable for car-related activities

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 143.589,00

Available: Immediately

BUILDING

Surface: 148,00 m²

Fronts: 2

TERRAIN

Ground area: 148,00 m²

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

State: Renovated

PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

PARKING

Parkings outside: Yes

Parkings inside: No