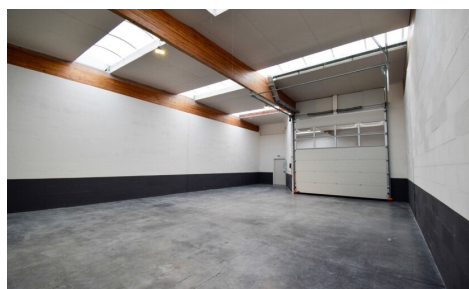
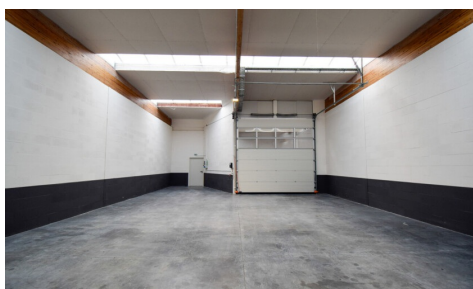
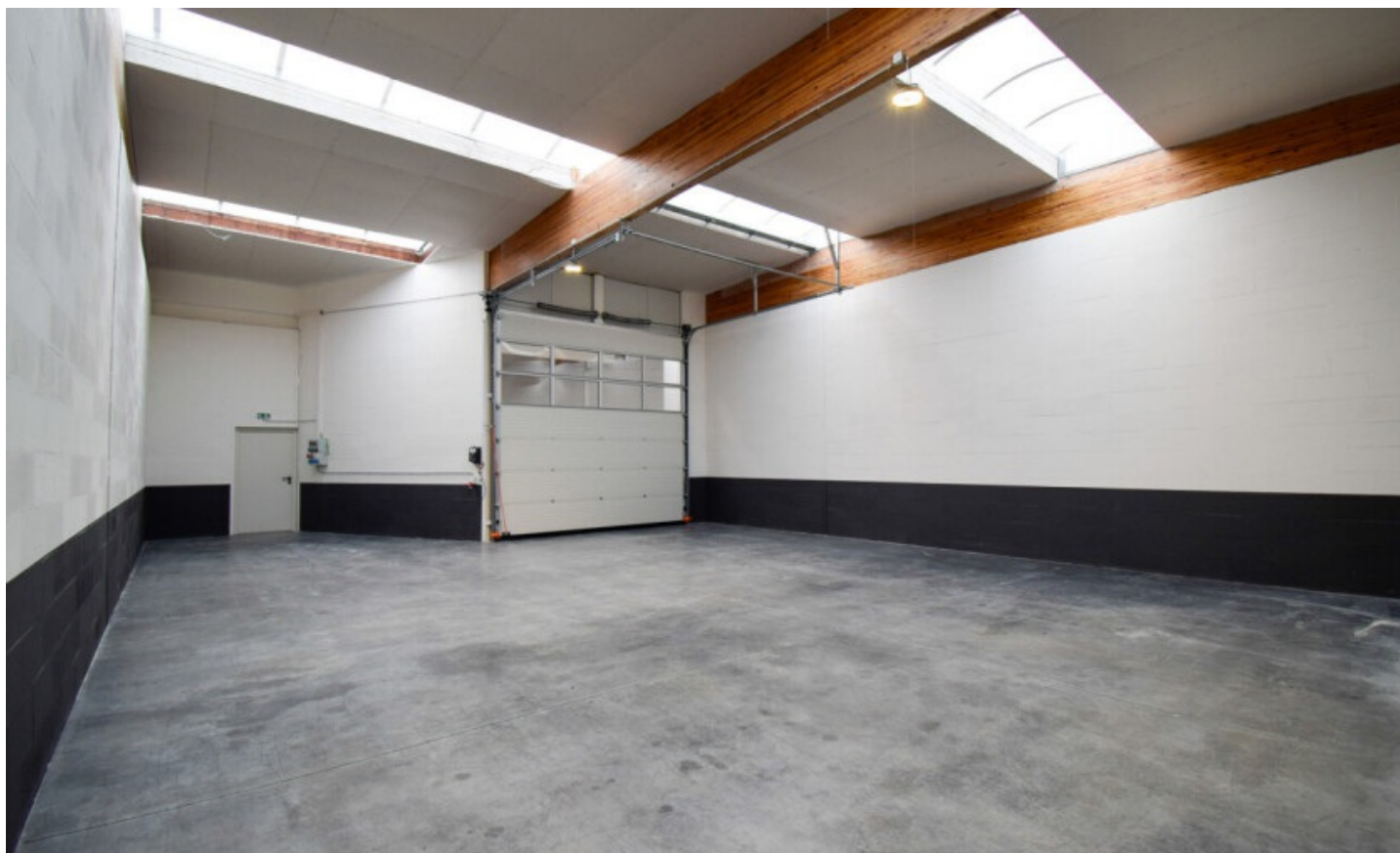


FOR RENT - SME-UNIT

Olekenbosstraat 138, 8570 Anzegem

€ 728

Ref. Unit 25 Vichte



Availability: immediately

Surf. Living: 138m²

Surf. Plot: 138m²

DESCRIPTION

Location and Accessibility

- 1.6 km from N36 and 2.2 km from E17
- 100 m to bus stop (Deerlijk Belgiek)
- 1.47 km to Vichte train station
- Smooth access to town and industrial zones
- Parking available for staff and clients

** Layout & Finishing**

- Total surface: 138 m²
- Clear height between 3.85 m and 5.4 m
- Sectional gate (4.2 m high x 4 m wide)
- Separate pedestrian door
- Concrete floor with high load capacity
- Skylights for natural daylight
- Office integration possible

Technical Features

- Electricity: 220V + 380V three-phase
- Shared sanitary facilities
- Heating possible

Safety and Infrastructure

- Recently renovated and well maintained
- Insulated with sandwich panels
- Dry and secure unit
- Night lighting on site
- 24/7 access

Flexibility and Scalability

- Possible to combine with adjacent units
- Purchase option available
- Tailored layout on request

Rental Terms

- Flexible lease terms (ideal for starters)
- Standard 1-year contract, 3-month notice
- Low entry cost: 1 month rent + 3-month deposit
- Direct rental from owner – Hertsens Vastgoed
- Not suitable for automotive-related activities

⚠ Limited availability – act fast!

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 728,00 per month

Available: Immediately

TERRAIN

Ground area: 138,00 m²

BUILDING

Surface: 138,00 m²

Fronts: 2

State: Renovated

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

PARKING

Parkings outside: Yes

Parkings inside: No