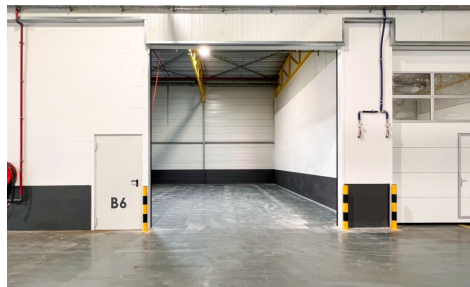


FOR RENT - SME-UNIT

G. Demeurslaan 69, 1650 Beersel

€ 1.228

Ref. 7559761



Availability: immediately

Surf. Living: 122m²

Surf. Plot: 122m²

DESCRIPTION

Location and accessibility

- Only 950 m from the station
- Only 3 km from the entrance to the E19
- Easy connection to the centre and surrounding industrial estates
- Parking available for staff and customers

Layout and finish

- Total surface area of 122 m² with a clear height of 7.6 metres
- Sectional door (4.2 m high x 4 m wide) + separate entrance door
- Solid concrete floor with high load-bearing capacity
- Natural daylight via skylights
- Private office possible or can be set up in the unit
- Mezzanine possible (up to max. 30% of the unit)

Technical facilities

- Electricity: 220V + 380V three-phase power
- Water connection available
- Heating possible
- Internet available
- Shared sanitary facilities

Safety and infrastructure

- Camera surveillance and night lighting
- Enclosed site with gate
- Well-maintained and dry space
- Insulation via insulated sandwich panels

Flexibility and scalability

- Combination with other units possible
- Purchase on terms negotiable
- 24/7 access

Rental conditions

- Flexible terms - ideal for start-ups
- Standard annual contract with 3 months' notice
- Low entry cost: 1 month's rent + 3 months' deposit
- Not suitable for car-related activities

beheer@hertsens.eu | 03 250 12 23

Rental directly through the owner: Hertsens Vastgoed

Virtual tour: <https://my.3-dee.be/tour/hertsens-beheer-huizingen>

FINANCIAL

Price: € 1.228,00 per month

Available: Immediately

TERRAIN

Ground area: 122,00 m²

BUILDING

Surface: 122,00 m²

Fronts: 2

State: Good state

PARKING

Parkings outside: Yes

Parkings inside: No