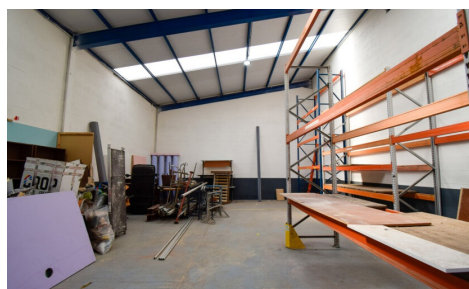


FOR RENT - SME-UNIT

Nieuwlandstraat 2, 9120 Beveren

€ 730

Ref. 7244855



Surf. Living: 103m²

DESCRIPTION

Location and Accessibility

Strategically located in Melsele with excellent accessibility:

- Just 90 m from the N419
- 750 m from the E17 highway
- 1.6 km from a bus and tram stop
- Easy access to the city center and industrial parks
- Parking available for staff and customers

Layout and Finishes

- Clear height ranging from 5.10 m to 7 m
- Sectional door (4.2 m x 4 m) + separate entrance door
- High-load-bearing concrete floor
- Skylights provide natural daylight
- Option for office space within the unit

Technical amenities

- Electrical connection: 220V + 380V three-phase power
- Water supply available
- Heating available
- Shared restroom
- Internet available

Security and Maintenance

- CCTV surveillance and night lighting on the premises
- Well-maintained and dry space
- Insulated with sandwich panels

Lease Terms

- Flexible lease terms (ideal for first-time tenants)
- 2-year lease with 3 months' notice
- Low upfront cost: 1 month's rent + 3 months' security deposit
- Rented directly by the owner - Hertsens Vastgoed
- Not suitable for automotive-related activities

Last available unit—act fast!

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 730,00 per month

Price/m²/year: € 74,64

Available date: 01 November 2026

TECHNICS

Electricity: Yes

Gas: No

Water: Yes

BUILDING

Surface: 103,00 m²

Fronts: 2

State: Renovated

SPECIFIC AREA

Toilettes M/W: Yes