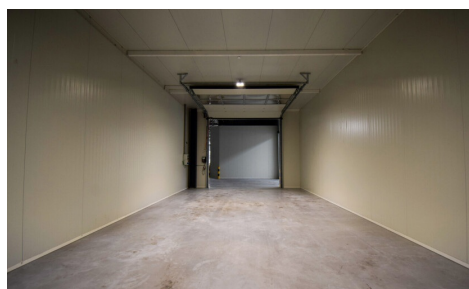


## FOR RENT - SME-UNIT

Trichterheideweg 11, 3500 Hasselt

**€ 479**

**Ref. C1.03 Larego**



Availability: immediately

Surf. Living: 75m<sup>2</sup>

Surf. Plot: 75m<sup>2</sup>

## DESCRIPTION

Prime location – Trichterheideweg 11, Hasselt

Only 1 km from the R71 and 5.4 km from the E313

Bus stop 130 m away, station 2.3 km away – quick connection to the city center and industrial zone

Ready to move in and energy efficient

This recent and well-insulated 75 m<sup>2</sup> warehouse is equipped with solar panels and offers a clear height of 6 meters.

Equipped with a sectional door (4.2 m high x 4 m wide), skylights, and a concrete floor with high load-bearing capacity.

Flexible and expandable

- 24/7 access
- Additional outdoor storage or parking space available
- Possibility of office space elsewhere on the site
- Access to shared toilets
- Camera surveillance and night lighting available

Technical

- 220V and 380V connection
- Internet available
- Heating optional

Rental conditions

- Rental contract from 1 year (negotiable)
- Entry fee: 1 month's rent + 3 months' deposit

Virtual tour available: <https://my.3-dee.be/tour/hasselt>

beheer@hertsens.eu | 03 250 12 23

Rental directly through the owner: Hertsens Vastgoed

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## FINANCIAL

Price: € 479,00 per month

Available: Immediately

## BUILDING

Surface: 75,00 m<sup>2</sup>

Fronts: 2

Construction year: 2024

State: Very good state

## COMFORT

Elevator: Yes

## TERRAIN

Ground area: 75,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PARKING

Parkings outside: Yes

Parkings inside: No