

Hogenakkerhoekstraat 2 , 9150 Kruibeke

**Phone number:** +32 3 250 12 23

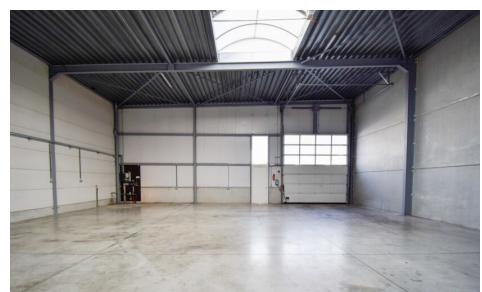
**E-mail:** beheer@hertsens.eu

## FOR RENT - SME-UNIT

Kompellaan 2596, 3530 Houthalen-Helchteren

**€ 1.135**

**Ref. 7285861**



Availability: immediately

Surf. Living: 225m<sup>2</sup>

Surf. Plot: 225m<sup>2</sup>

## DESCRIPTION

### Location and accessibility

Strategically located in Houthalen:

- 2.8 km from the N76 and 4.8 km from the E314
- 2.3 km from bus stop, 8.6 km from train station
- Private parking on site
- Easy connection to the city center and industrial zone

### Layout and finish

- 225 m<sup>2</sup> with 6 m ceiling height
- Sectional door (4.2 m high x 4 m wide) with separate door
- Concrete floor with high load-bearing capacity
- Skylights provide plenty of daylight
- Option to provide office space

### Technology and comfort

- 220V and 380V power connections
- Rainwater and drinking water available
- Provision for sanitary facilities
- Central heating possible
- Internet provided

### Security

- Enclosed site with gate
- Dry and secure for storage or light production

### Terms of sale

- 3 parking spaces available for purchase (5,000 euros each)
- Not suitable for car-related activities

Interested? Contact us today!

beheer@hertsens.eu | 03 250 12 23

Sold directly by owner: Hertsens Vastgoed

Sale price excluding VAT and parking spaces.

---

## FINANCIAL

Price: € 1.135,00 per month

Available: Immediately

Rental guarantee: 3 months

## BUILDING

Surface: 225,00 m<sup>2</sup>

Fronts: 2

Construction year: 2021

State: Good state

## TERRAIN

Ground area: 225,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Electricity details: 380 V

Sewage: Yes

Gas: Yes

Water: Yes

Type roof: Flat roof

Orientation facade: West

## COMFORT

Blinds: Brandluik

## SPECIFIC AREA

Toilettes M/W: Yes

## SECURITY

Access control: Yes

## ENERGY

Windows: Aluminium or pvc

Electricity certificate: Yes, conform

## PLANNING

Destination: Industrial area

Building permission: Yes

Parcelling permission: Yes

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

## PARKING

Parkings outside: 3

Parkings inside: No