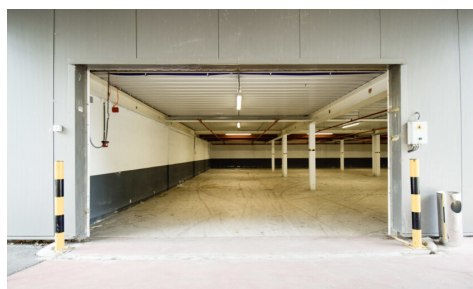


FOR RENT - SME-UNIT

Bazelstraat 250 B53, 9150 Kruibeke

€ 2.773

Ref. 7786700



Garages: 1

Surf. Living: 512m²

Availability: immediately

DESCRIPTION

UNIT WITH LOADING DOCK

Location & accessibility

Located on N419, only 5.3 km from the E17 motorway

Bus stop at 20 metres

Smooth connection to the town centre

Parking for staff and clients

Layout & finishing

Total surface area: 512 m²

Clear height: 2.5 metres

Sectional gate with access door and private loading dock

Concrete floor with high load capacity

Integrated office space

Technical features

220V + 380V power supply

Water connection available

Private toilet and kitchenette

Shared sanitary facilities

Internet connection

Heating possible

Solar panels installed

Security

Gated site with access gate

CCTV surveillance

Night lighting on site

Build quality & maintenance

Well-maintained unit

Good insulation with sandwich panels

Dry and secure space

Flexibility & scalability

Possible combination with other units

Option to purchase in the future

Tailor-made arrangements possible

Rental terms

Low entry cost: 1 month rent + 3 months deposit

Standard 1-year lease with 3-month notice

Flexible term, ideal for starters

Only one unit available – act fast!

FINANCIAL

Price: € 2.773,00 per month

Price/m²/year: € 92,52

Available: Immediately

Indexed land registry income: € 3.146,00

Rental guarantee: 3 months

Land tax: € 3.947,00

LOCATION

Public transport nearby: 20m

LAYOUT

Kitchen: Yes, not fitted

Toilets: 1

BUILDING

Surface: 512,00 m²
Fronts: 2
Construction year: 1993
Renovation: 2022
State: Good state
Type roof: Flat roof
Orientation facade: East

COMFORT

Handicap friendly: No
Smoke detector: Yes

SPECIFIC AREA

Toilettes M/W: Yes (2)

ENERGY

Double glazing: Yes
Electricity certificate: Yes, conform

TECHNICS

Electricity: Yes
Water: Yes

PLANNING

Building permission: Yes
Destination: Industrial area
Intimation: No
Parcelling permission: Yes
Flooding area: Potential flood area
G-score: A
P-score: C

PARKING

Garage: 1
Parking cars: 1