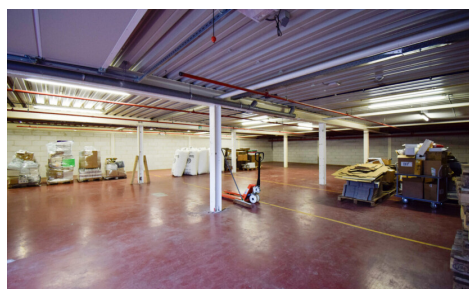
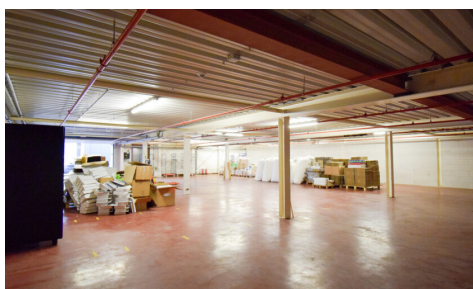
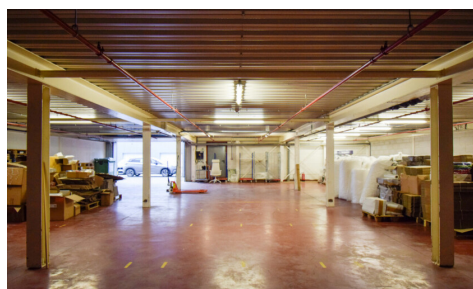


FOR RENT - SME-UNIT

9150 Kruibeke

€ 1.627

Ref. 7786703



Garages: 1

Surf. Living: 279m²

Availability: immediately

DESCRIPTION

Location and Accessibility

- Located on the N419, just 5.3 km from the E17
- Bus stop 20 meters away
- Easy access to the city center and port area
- Parking spaces available for staff and visitors

Layout and Finishes

- 279 m² floor area
- Clear height of 2.2 meters
- Exterior door = sectional door
- High-load-bearing concrete floor

Technical amenities

- 220V electricity
- Shared restrooms
- Heating available

Security and infrastructure

- CCTV surveillance and night lighting
- Solar panels on-site
- Excellent insulation via sandwich panels

Flexibility and scalability

- Combination with other units possible
- Purchase on installment terms negotiable
- Layout and finishes can be tailored to your business

Lease terms

- Direct rental through the owner: Hertsens Vastgoed
- Standard 2-year contract with 3 months' notice
- Flexible lease terms, ideal for startups
- Low entry cost: 1 month's rent + 3 months' security deposit
- Not suitable for automotive-related activities

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 1.627,00 per month

Price/m²/year: € 87,96

Available: Immediately

Rental guarantee: 3 months

BUILDING

Surface: 279,00 m²

Renovation: 2021

Type roof: Flat roof

PLANNING

Building permission: Yes

Destination: Industrial area

Intimation: No - no legal correction or administrative measure imposed

PARKING

Garage: 1

Parking cars: 2

COMFORT

Smoke detector: Yes

ENERGY

Electricity certificate: Yes, conform