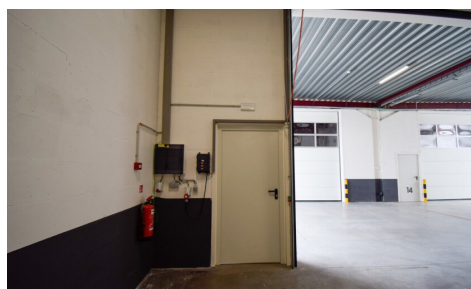
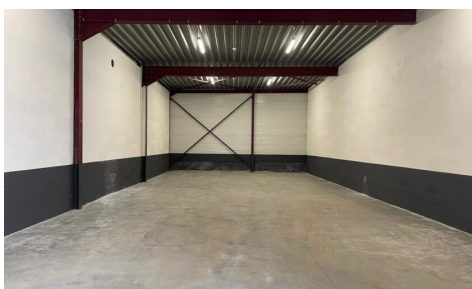
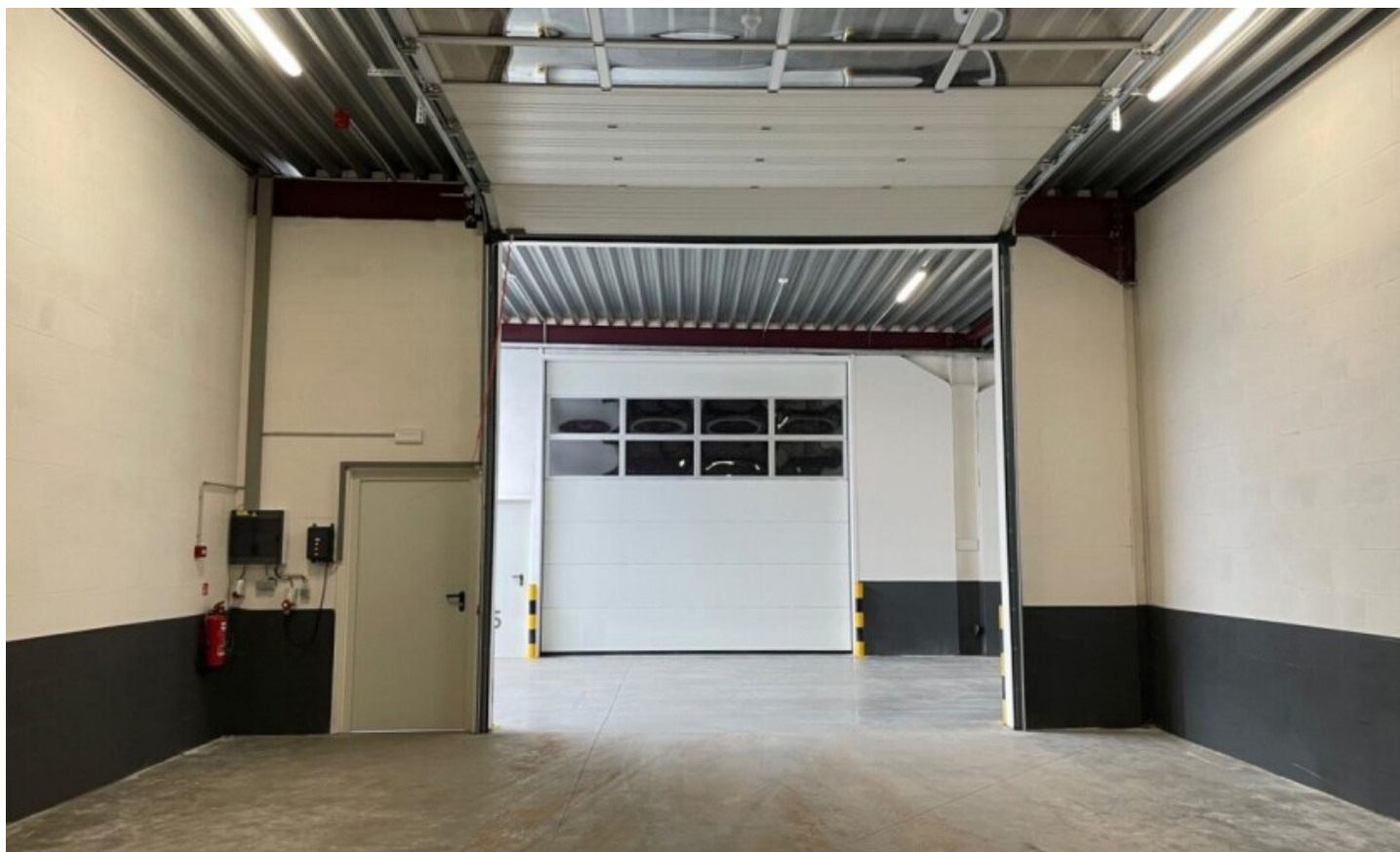


## FOR RENT - SME-UNIT

**€ 610**

**Slakweidestraat 42, 3630 Maasmechelen**

**Ref. Unit 6 Slak. 42**



Availability: immediately

Surf. Living: 138m<sup>2</sup>

Surf. Plot: 138m<sup>2</sup>

## DESCRIPTION

### Location and accessibility

Perfectly located in Maasmechelen with excellent access:

- 1 km from N78
- 2 km from E314 motorway
- 1.2 km from the bus stop
- Smooth connection to city centre and industrial areas
- On-site parking for staff and visitors

### Layout and finish

- Surface area: 138 m<sup>2</sup>
- Free height: 5.10 meters
- Large sectional gate (4.2 m x 4 m) + separate access door
- Concrete floor with high load capacity
- Option to install office space in the unit

### Technical features

- Electricity: 220V + 380V three-phase
- Internet connection available
- Heating possible
- Shared sanitary facilities (toilet/sink)
- No individual water connection

### Security and condition

- Site equipped with CCTV and night lighting
- Dry, secure and well-maintained unit
- High insulation with sandwich panels

### Flexibility and terms

- Option to combine with other units
- Purchase negotiable in the future
- Flexible rental terms (ideal for starters)
- Standard lease: 1 year with 3-month notice (negotiable)
- Low entry cost: 1 month rent + 3 months deposit
- Direct rental from owner: Hertsens Vastgoed
- Not suited for automotive-related activities

beheer@hertsens.eu | 03 250 12 23

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## FINANCIAL

Price: € 610,00 per month

Available: Immediately

## BUILDING

Surface: 138,00 m<sup>2</sup>

Fronts: 2

State: Good state

## TERRAIN

Ground area: 138,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Flooding area: Not located in flood area

G-score: A

P-score: A

## **PARKING**

Parkings outside: Yes

Parkings inside: No