

## FOR RENT - SME-UNIT

Slakweidestraat 42, 3630 Maasmechelen

**€ 833**

**Ref. 7276192**



Availability: immediately

Surf. Living: 204m<sup>2</sup>

Surf. Plot: 204m<sup>2</sup>

## DESCRIPTION

Location and accessibility

Prime location in Maasmechelen:

- 1 km from N78
- 2 km from E314 motorway
- 1.2 km from the bus stop
- Easy access to city centre and industrial zones
- Parking for staff and visitors

Layout and finish

- Total area: 204 m<sup>2</sup>
- Free height: 5.10 meters
- Sectional gate (4.2 m x 4 m) + separate access door
- Concrete floor with high load capacity
- Skylights provide natural daylight
- Option to install office space within 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

- CCTV and night lighting on site
- Dry and well-maintained unit
- Insulated with sandwich panels

Flexibility and potential

- Can be combined with adjacent units
- Purchase option negotiable
- Layout can be tailored to your needs

Key info

- Direct sale by owner: Hertsens Vastgoed
- Not suitable for automotive-related activities

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## FINANCIAL

Price: € 833,00 per month

Available: Immediately

## BUILDING

Surface: 204,00 m<sup>2</sup>

Fronts: 2

## TERRAIN

Ground area: 204,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

State: Good state

**PLANNING**

Flooding area: Not located in flood area

G-score: A

P-score: A

**PARKING**

Parkings outside: Yes

Parkings inside: No