

## FOR RENT - SME-UNIT

Slakweidestraat 42, 3630 Maasmechelen

**€ 675**

**Ref. 7276197**



Availability: immediately

Surf. Living: 141m<sup>2</sup>

Surf. Plot: 141m<sup>2</sup>

## DESCRIPTION

Location and accessibility

Strategically located in Maasmechelen:

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

Layout and finish

- Free height: 5.10 meters
- Sectional gate (4.2 m high x 4 m wide) + separate access door
- Concrete floor with high load capacity
- Skylights provide natural daylight
- Office space can be installed in the unit

Technical features

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

Security and maintenance

- CCTV and night lighting on site
- Well-maintained, dry and secure unit
- Insulated with sandwich panels

Flexibility and terms

- Units can be combined
- Purchase option negotiable
- Flexible rental terms (ideal for starters)
- Standard 1-year lease with 3-month notice period (negotiable)
- Low entry cost: 1 month rent + 3 months deposit
- Direct rental via owner: Hertsens Vastgoed
- Not suitable for car-related activities

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## FINANCIAL

Price: € 675,00 per month

Available: Immediately

## BUILDING

Surface: 141,00 m<sup>2</sup>

Fronts: 2

State: Good state

## TERRAIN

Ground area: 141,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

Main area: 141 m<sup>2</sup>

## **PLANNING**

Flooding area: Not located in flood area

G-score: A

P-score: A

## **PARKING**

Parkings outside: Yes

Parkings inside: No