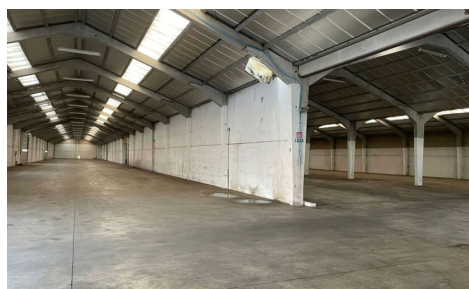
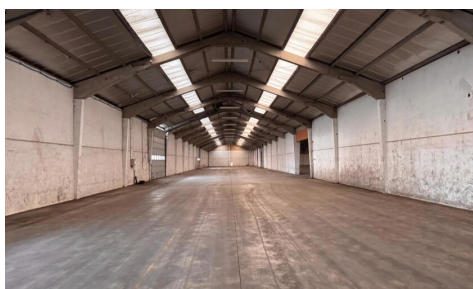


FOR RENT - SME-UNIT

€ 12.300

Izegemsestraat 95, 8800 Roeselare

Ref. Loods 7 Rumbeke



Availability: immediately

Surf. Living: 4700m²

Surf. Plot: 4700m²

DESCRIPTION

Location and accessibility

Strategically located on Izegemsestraat in Rumbeke:

- 1.8 km from E403
- 600 m from bus stop
- 3.5 km from train station
- Smooth access to industrial zones and city centre

Layout and finish

- Total surface of 4700 m² with 6-meter clear height
- Solid concrete structure with heavy-duty floor
- Multiple sectional doors with separate access doors
- Covered loading and unloading zone
- Option to integrate office space

Technical facilities

- Power supply 220V + 380V
- Water connection available
- Private sanitary facilities
- Heating possible

Safety and infrastructure

- Dry and secure environment
- Night lighting on site
- Ample manoeuvring space for trucks
- Parking for staff and visitors

Build quality and maintenance

- Recently renovated

Flexibility and scalability

- 24/7 access
- Suitable for logistics, e-commerce, distribution or high-turnover storage
- Temporary lease possible
- Tailored solutions available

Rental terms

- Standard 1-year lease with 3-month notice period
- Flexible terms possible, including short-term lease
- Low entry cost: 1 month rent + 3 months deposit

Direct rental via owner: Hertsens Vastgoed

Car-related activities not allowed

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 12.300,00 per month

TERRAIN

Ground area: 4.700,00 m²

Available: Immediately

BUILDING

Surface: 4.700,00 m²

Fronts: 4

State: Good state

Main area: 4.700 m²

Type roof: Point roof

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

PARKING

Garage: 0

Parkings outside: No

Parkings inside: No