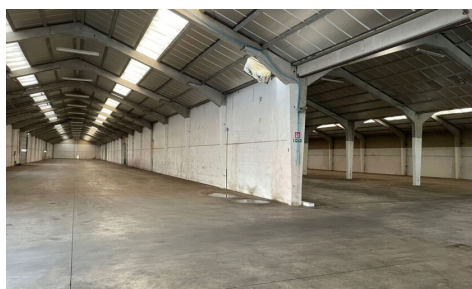


## FOR RENT - SME-UNIT

Izegemsestraat 95, 8800 Roeselare

**€ 1.058**

**Ref. 6991961**



Availability: immediately

Surf. Living: 235m<sup>2</sup>

Surf. Plot: 235m<sup>2</sup>

## 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 m<sup>2</sup> 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

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## FINANCIAL

Price: € 1.058,00 per month

## TERRAIN

Ground area: 235,00 m<sup>2</sup>

Price/m<sup>2</sup>/year: € 54,00  
Available: Immediately

## **BUILDING**

Surface: 235,00 m<sup>2</sup>  
Fronts: 4  
State: Good state  
Main area: 4.700 m<sup>2</sup>  
Type roof: Point roof

## **TECHNICS**

Electricity: Yes  
Gas: Yes  
Water: Yes

## **PARKING**

Garage: 0  
Parkings outside: No  
Parkings inside: No