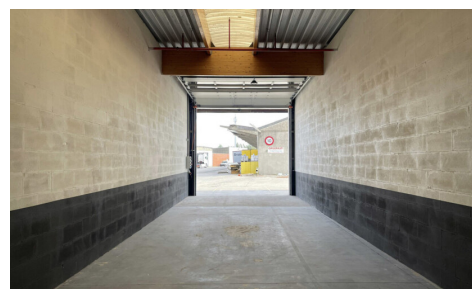
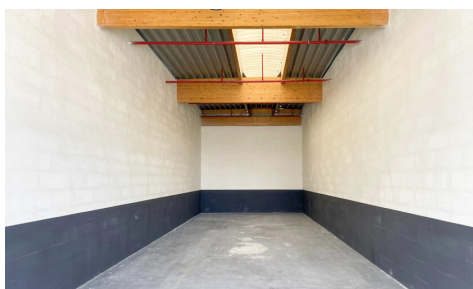


## FOR RENT - SME-UNIT

Izegemsestraat 95, 8800 Roeselare

**€ 409**

**Ref. 6992000**



Availability: immediately

Surf. Living: 91m<sup>2</sup>

Surf. Plot: 93m<sup>2</sup>

## DESCRIPTION

### Location and accessibility

- Only 1.8 km from E403 motorway
- 600 m from the nearest bus stop
- 3.5 km from the train station
- Excellent access to city centre and industrial zones

### Layout and finish

- Ceiling height of 6 meters
- Sectional door with integrated access door
- Strong concrete floor
- Office space can be added inside the unit

### Technical facilities

- Electricity supply 220V + 380V
- Shared sanitary facilities
- Heating possible
- No water connection in the unit

### Safety and infrastructure

- Dry and secure environment
- Night lighting on-site
- Parking for staff and clients

### Build quality and maintenance

- Recently renovated and well maintained

### Flexibility and scalability

- Combination with adjacent units possible
- 24/7 access
- Purchase at a later stage negotiable
- Tailored solutions possible

### Rental terms

- Standard 1-year lease with 3-month notice
- Flexible terms available – ideal for startups
- Low entry cost: 1 month rent + 3 months deposit

Direct rental via owner: Hertsens Vastgoed

Car-related activities not permitted

beheer@hertsens.eu | 03 250 12 23

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## FINANCIAL

Price: € 409,00 per month

Available: Immediately

## TERRAIN

Ground area: 93,00 m<sup>2</sup>

## TECHNICS

**BUILDING**

Surface: 91,00 m²  
Fronts: 2  
Renovation: 2024  
State: Good state

**SPECIFIC AREA**

Toilettes M/W: Yes

Electricity: Yes  
Electricity details: 380 V  
Water: Yes

**PARKING**

Parkings outside: Yes  
Parkings inside: No