

Hogenakkerhoekstraat 2 , 9150 Kruibeke

Phone number: +32 3 250 12 23

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FOR RENT - SME-UNIT

Izegemsestraat 95, 8800 Roeselare

€ 409

Ref. 6992000



Availability: immediately

Surf. Living: 91m²

Surf. Plot: 93m²

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

FINANCIAL

Price: € 409,00 per month

Available: Immediately

TERRAIN

Ground area: 93,00 m²

TECHNICS

BUILDING

Surface: 91,00 m²

Fronts: 2

Renovation: 2024

State: Good state

Electricity: Yes

Electricity details: 380 V

Water: Yes

SPECIFIC AREA

Toilettes M/W: Yes

PARKING

Parkings outside: Yes

Parkings inside: No