

## FOR RENT - SME-UNIT

Izegemsestraat 95, 8800 Roeselare

€ 2.815

Ref. 7319745



Availability: immediately

Surf. Living: 625m<sup>2</sup>

## DESCRIPTION

### Location and accessibility

- Strategically located along Izegemsestraat in Rumbeke:
- 1.8 km from the E403
- Easy access to industrial estates and the city center

### Layout and finish

- Large, open warehouse with a clear height of approx. +6 meters
- Access via two gates at the front and rear (drive-through access)
- Completely freely configurable
- Floor with high load-bearing capacity
- Possibility of integrating office space

### Technical facilities

- Electricity connection 220V + 380V high-voltage current
- Water connection available

### Safety and infrastructure

- Dry, secure space
- Night lighting on the site
- Sufficient maneuvering space for freight traffic
- Parking for staff and customers
- Parking also available in the warehouse

### Flexibility and scalability

- Accessible 24/7
- Suitable for logistics, e-commerce, distribution, or high-turnover storage

Directly through the owner: Hertsens Vastgoed Not permitted: car-related activities

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## FINANCIAL

Price: € 2.815,00 per month

Price/m<sup>2</sup>/year: € 54,00

Available: Immediately

## BUILDING

Surface: 625,00 m<sup>2</sup>

Fronts: 4

State: Good state

Type roof: Point roof

## TECHNICS

Electricity: Yes

Water: No

## PARKING

Garage: 0

Parkings outside: No

Parkings inside: No