

FOR RENT - SME-UNIT

Izegemsestraat 95, 8800 Roeselare

€ 335

Ref. 7629576



Availability: immediately

Surf. Living: 72m²

DESCRIPTION

Location and Accessibility

Located in a prime location in Rumbeke:

- Just 1.8 km from the E403
- 600 m from the bus stop
- 3.5 km from the train station
- Easy access to the city center and industrial parks

Practical layout and finishes

- Sectional door / exterior door with a height of approx. 2.95 m and a width of 3.70 m
- Clear height inside the unit of approx. 3.35 m, with a raised ceiling height at the rear up to approx. 5.50 m.
- Concrete floor with high load-bearing capacity
- Option to set up an office space

Technical amenities

- Electrical connection: 220V + 380V three-phase power
- Shared restroom facilities available
- Heating available
- No water connection inside the unit

Security and infrastructure

- Dry and secure space
- Night lighting on the premises

Construction quality and maintenance

- Recently renovated and well-maintained

Flexibility and scalability

- Can be combined with other units
- Accessible 24/7
- Customization possible

Lease terms

- Two-year lease with 3-month notice period
- Flexible lease terms available – ideal for startups
- Low entry cost: 1 month's rent + 3 months' security deposit

Direct rental through the owner: Hertsens Vastgoed

Not suitable for automotive-related activities

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 335,00 per month

Price/m²/year: € 55,80

Available: Immediately

BUILDING

Surface: 72,00 m²

SPECIFIC AREA

Toilettes M/W: Yes