

## FOR RENT - SME-UNIT

Izegemsestraat 95, 8800 Roeselare

**€ 3.500**

**Ref. 7578460**



Availability: immediately

Surf. Living: 1410m<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 town centre

### Layout and finish

- Total floor area of 4,700 m<sup>2</sup> with a clear height of over 6 metres, still to be configured.
- Robust concrete structure with high-load-bearing floor
- 5 sectional doors with separate access doors
- Covered loading and unloading area
- Option to integrate office space

### Technical facilities

- 220V + 380V three-phase power supply
- Water connection available
- Sanitary facilities available
- Heating available

### Security and infrastructure

- Dry, secure space
- Night lighting on the site
- Ample manoeuvring space for freight traffic
- Parking facilities for staff and customers
- Warehouse can be used as a car park

### Flexibility and scalability

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

### Rental terms

- 2-year contract with 3 months' notice
- Flexible tenancy periods; short-term options negotiable
- Low entry cost: 1 month's rent + 3 months' deposit

Rented directly by the owner: Hertsens Vastgoed

Not permitted: car-related activities

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## FINANCIAL

Price: € 3.500,00 per month

Available: Immediately

## BUILDING

Surface: 1.410,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Water: Yes

## PARKING

Garage: 0

Fronts: 4  
State: Good state  
Type roof: Point roof

Parkings outside: No  
Parkings inside: Yes