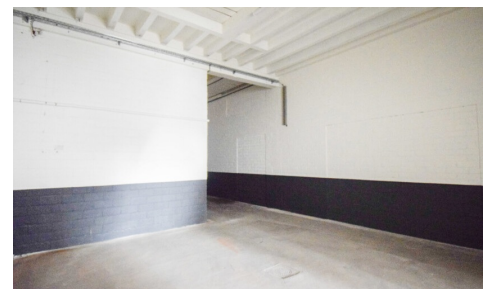
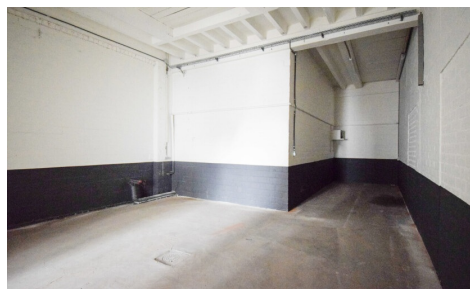
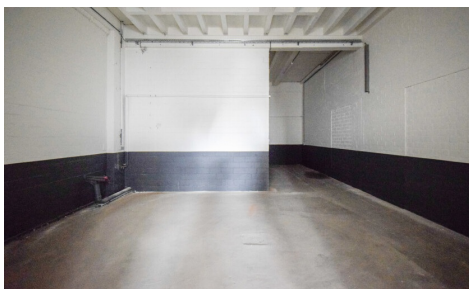


FOR RENT - SME-UNIT

Izegemsestraat 95, 8800 Roeselare

€ 575

Ref. 7685438



Availability: immediately

Surf. Living: 140m²

DESCRIPTION

Unit 61 is connected to Office 1 and can be leased together (not included in the rent).

Office 1: <https://www.hertsensvastgoed.eu/nl/kantoor-te-huur-in-roeselare/7578469>

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

- 6 m clear height
- Sectional door / exterior gate
- High-load-bearing concrete floor
- 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
- Parking available for staff and customers

Construction quality and maintenance

- Recently renovated and well-maintained

Flexibility and scalability

- Combination with other units possible
- Accessible 24/7
- Purchase on installment terms negotiable
- Customization possible

Lease terms

- Direct lease through the owner: Hertsens Vastgoed
- Lease term: standard 2 years, flexible and negotiable
- Notice period: 3 months
- Low entry cost: 1 month's rent + 3 months' security deposit
- Not suitable for automotive-related activities

beheer@hertsens.eu | 03 250 12 23

Price: € 575,00 per month

Price/m²/year: € 49,32

Available: Immediately

Electricity: Yes

Gas: No

Water: No

BUILDING

Surface: 140,00 m²