

FOR RENT - SME-UNIT

Izegemsestraat 95, 8800 Roeselare

€ 4.485

Ref. 7649135



Availability: immediately

Surf. Living: 1170m²

DESCRIPTION

Location and Accessibility

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

Layout and Finishes

- Concrete structure with high-load-bearing floor
- Sectional door with separate access doors
- Option to integrate office space

Technical Features

- 220V + 380V three-phase power connection
- Water connection available
- Shared restroom facilities available

Security and infrastructure

- Dry, secure space
- Night lighting on the premises
- Ample maneuvering space for freight traffic
- Parking available for staff and customers
- Warehouse can be used as a parking lot

Flexibility and scalability

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

Lease terms

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

Rented directly by the owner: Hertsens Vastgoed

Not permitted: automotive-related activities

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FINANCIAL

Price: € 4.485,00 per month

Price/m²/year: € 45,96

Available: Immediately

BUILDING

Surface: 1.170,00 m²

Fronts: 4

State: Good state

Type roof: Point roof

TECHNICS

Electricity: Yes

Water: Yes

PARKING

Garage: 0

Parkings inside: Yes

SPECIFIC AREA

Toilettes M/W: Yes