

FOR RENT - SME-UNIT

Izegemsestraat 95, 8800 Roeselare

€ 4.500

Ref. 7649135



Availability: tbd with the
owner

Surf. Living: 1500m²

DESCRIPTION

Custom-designed warehouse spaces ranging from 200 m² to approximately 4,500 m²

Large industrial warehouse that can be fully customized to the tenant's specifications. Available in sizes ranging from 200 m² to approximately 4,500 m².

The warehouse has not yet been subdivided. The final floor area and layout can be determined in consultation, so that the space can be fully tailored to the tenant's needs.

Location and Accessibility

- Strategically located along Izegemsestraat in Rumbeke
- 1.8 km from the E403
- Easy access to surrounding industrial parks and the city center
- Good accessibility for passenger and freight traffic

Layout and Finishes

- Total available area of approximately 4,500 m²
- Can be subdivided starting at 200 m²
- Layout fully negotiable according to the tenant's wishes
- Clear height of more than 6 meters
- Sturdy concrete structure with a high-load-bearing floor
- 5 sectional doors with separate access doors
- Covered loading and unloading area
- Option to integrate office space
- Option to use part of the warehouse as a parking area

Technical Amenities

- Electrical connection: 220V + 380V high-voltage power
- Water connection available
- Plumbing facilities available
- Heating available

Security and Infrastructure

- Dry and secure space
- Night lighting on the premises
- Ample maneuvering space for freight traffic
- Parking available for staff and customers
- Accessible 24/7

Suitable for

- Logistics
- E-commerce
- Distribution
- Storage and warehousing
- High-turnover business operations

The desired floor area and layout will be determined in consultation with the tenant.

Lease Terms

- 2-year lease with a 3-month notice period

- Flexible lease terms; short-term leases negotiable
- Security deposit equal to 3 months' rent
- Leased directly by the owner: Hertsens Vastgoed
- Automotive-related activities are not permitted

For more information about the options, available spaces, and rent:

beheer@hertsens.eu

03 250 12 23

FINANCIAL

Price: € 4.500,00 per month

Price/m²/year: € 36,00

Available: Tbd with the owner

BUILDING

Surface: 1.500,00 m²

Fronts: 4

State: Good state

Type roof: Point roof

TECHNICS

Electricity: Yes

Water: Yes

PARKING

Garage: 0

Parking cars: 0