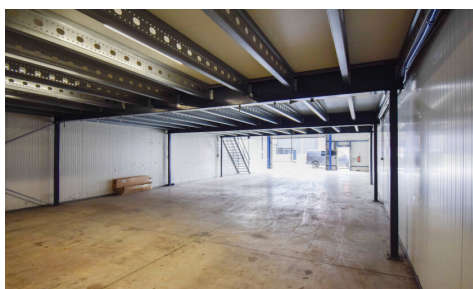


## FOR RENT - SME-UNIT

**€ 1.150**

**Bedrijvenstraat 5765, 3800 Sint-Truiden**

**Ref. Unit 13 Sint-Truiden**



Availability: immediately

Surf. Living: 218m<sup>2</sup>

Surf. Plot: 218m<sup>2</sup>

## DESCRIPTION

### Location and accessibility

- Located less than 300 m from the N79
- Approximately 500 m from a bus stop
- Easy connection to the city center and industrial areas

### Practical layout and finish

- Unit of 218 m<sup>2</sup>
- Height of 4.5 to 7 m
- Sectional door
- Concrete floor with high load-bearing capacity
- Plenty of daylight through skylights
- Office space possible in or next to the unit

### Technical facilities

- 220V and 380V power connection
- Water and internet available
- Shared sanitary facilities
- Heating possible

### Security and infrastructure

- Enclosed site with gate
- Camera surveillance
- Night lighting
- Parking for staff and customers

### Construction quality and maintenance

- Well maintained
- Recently renovated
- Insulated sandwich panels
- Dry and secure space

### Flexibility and scalability

- Combination with other units possible
- Purchase on terms negotiable
- 24/7 access

### Rental conditions

- Standard annual contract with 3 months' notice
- Flexible for start-ups
- Entry cost: 1 month's rent + 3 months' deposit

### Important

- Direct rental through the owner
- No car-related activities allowed

beheer@hertsens.eu | 03 250 12 23

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## FINANCIAL

Price: € 1.150,00 per month

Available: Immediately

## BUILDING

Surface: 218,00 m<sup>2</sup>

Fronts: 2

Renovation: 2022

State: Good state

## TERRAIN

Ground area: 218,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PARKING

Parkings outside: Yes

Parkings inside: No