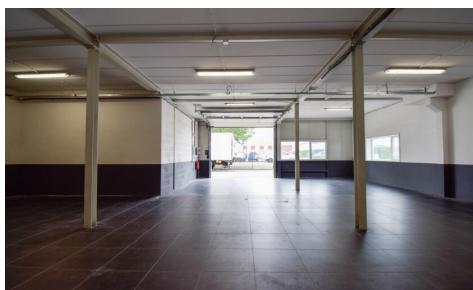


## FOR RENT - SME-UNIT

Bedrijvenstraat 5765, 3800 Sint-Truiden

**€ 835**

**Ref. 7230334**



Availability: immediately

Surf. Living: 167m<sup>2</sup>

Surf. Plot: 167m<sup>2</sup>

## DESCRIPTION

### Location and accessibility

- Located 300 m from N79 and 500 m from a bus stop
- Easy access to city centre and industrial zones
- Parking available on fenced site with gate

### Layout and finish

- Surface area: 167 m<sup>2</sup>
- Clear height of 3 m
- Equipped with sectional gate
- Concrete floor with high load capacity
- Natural daylight through windows
- Office space possible in or next to the unit
- Ideal for showrooms or heavy goods that cannot be stacked

### Technical facilities

- 220V + 380V electricity supply
- Internet available
- Shared sanitary facilities
- Heating possible
- Night lighting and camera surveillance

### Construction quality

- Recently renovated
- Well insulated with sandwich panels
- Dry and secure space

### Flexibility

- Accessible 24/7
- Can be combined with other units
- Future purchase negotiable
- Tailored layout possible

### Rental terms

- Direct rental via Hertsens Vastgoed
- Flexible lease terms (ideal for starters)
- Standard lease: 1 year with 3 months' notice
- Entry cost: 1 month rent + 3 months deposit
- No car-related activities allowed

beheer@hertsens.eu | 03 250 12 23

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## FINANCIAL

Price: € 835,00 per month

Available: Immediately

## BUILDING

## TERRAIN

Ground area: 167,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Surface: 167,00 m<sup>2</sup>

Fronts: 2

State: Good state

Gas: Yes

Water: Yes

## **PARKING**

Parkings outside: Yes

Parkings inside: No