

## FOR RENT - SME-UNIT

Bedrijvenstraat 5765, 3800 Sint-Truiden

**€ 1.480**

**Ref. 7284834**



Availability: immediately

Surf. Living: 282m<sup>2</sup>

Surf. Plot: 282m<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

## **FINANCIAL**

Price: € 1.480,00 per month

Available: Immediately

## **BUILDING**

Surface: 282,00 m<sup>2</sup>

Fronts: 2

Renovation: 2022

State: Good state

## **TERRAIN**

Ground area: 282,00 m<sup>2</sup>

## **TECHNICS**

Electricity: Yes

Gas: Yes

Water: Yes

## **PARKING**

Parkings outside: Yes

Parkings inside: No