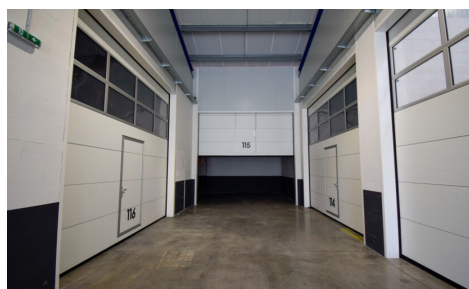
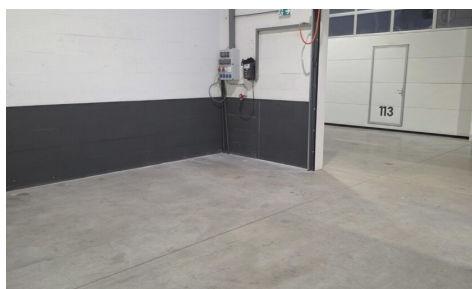


FOR RENT - SME-UNIT

Bedrijvenstraat 5765, 3800 Sint-Truiden

€ 300

Ref. 7597686



Availability: immediately

Surf. Living: 38m²

PEB/EPB: 1kwh/m²/j

Surf. Plot: 38m²

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

- Clear height from 4.5 to 7 m
- Sectional door (4.2 m H x 4 m W) + separate access door
- Concrete floor with high load capacity
- Skylights provide natural daylight
- Office space possible in or next to the unit

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 safe unit

Flexibility

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

Rental terms

- Direct rental via Hertsens Vastgoed
- Flexible 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

FINANCIAL

Price: € 300,00 per month

Available: Immediately

BUILDING

Surface: 38,00 m²

Fronts: 2

TERRAIN

Ground area: 38,00 m²

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

State: Good state

ENERGY

EPC score: 1

EPC total score: 1 kWh/year

EPC code: 1

EPC co2 emission: 1

Electricity certificate: Yes, conform

PLANNING

Building permission: Yes

Destination: Industrial area

Intimation: No legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Summons: No

PARKING

Parkings outside: Yes

Parkings inside: No