

FOR RENT - SME-UNIT

Hoogweg 38, 8940 Wervik

€ 800

Ref. Unit 23B Wervik



Availability: immediately

Surf. Living: 175m²

Surf. Plot: 175m²

DESCRIPTION

Location and accessibility • Only 2 km from N58 and 5 km from A19 • Bus stop at 130 m, train station at 810 m • Fast connection to town centre and industrial zones Layout and finish • 175 m² surface area • Clear height of 4.5 m • Large sectional gate + separate entrance • Reinforced concrete floor • Natural light via skylights • Office space possible within the unit ⚙️ Technical features • 220V electricity + 380V three-phase power • Water connection present • Shared sanitary facilities • Heating possible • Solar panels on site Security and infrastructure • Well-maintained and recently renovated unit • Well-insulated with sandwich panels • Dry, clean and secure space • Night lighting throughout the premises • Parking for staff and visitors Flexibility and scalability • Can be combined with adjacent units • 24/7 access • Option to purchase in the future • Customisation possible Rental terms • Direct rental from owner: Hertsens Vastgoed • Standard 1-year lease with 3-month notice • Flexible terms negotiable • Low upfront cost: 1 month rent + 3 months deposit • Automotive-related activities not allowed Only one unit available – act quickly! beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 800,00 per month
Price/m²/year: € 54,84
Available: Immediately

BUILDING

Surface: 175,00 m²
Fronts: 2
Construction year: 1999
State: Renovated
Main area: 175 m²

ENERGY

Electricity certificate: Yes, conform
Heating type: Not installed

TERRAIN

Ground area: 175,00 m²

TECHNICS

Electricity: Yes
Electricity details: 380 V

PLANNING

Building permission: Yes
Parcelling permission: No
Intimation: No - no legal correction or administrative measure imposed
Flooding area: Not located in flood area
G-score: A
P-score: A