

## FOR RENT - SME-UNIT

Hoogweg 38, 8940 Wervik

**€ 800**

**Ref. Unit 23B Wervik**



Availability: immediately

Surf. Living: 175m<sup>2</sup>

Surf. Plot: 175m<sup>2</sup>

## 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 m<sup>2</sup> 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!

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## FINANCIAL

Price: € 800,00 per month

Available: Immediately

## TERRAIN

Ground area: 175,00 m<sup>2</sup>

## **BUILDING**

Surface: 175,00 m<sup>2</sup>

Fronts: 2

State: Renovated

## **TECHNICS**

Electricity: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Flooding area: Not located in flood area

G-score: A

P-score: A

## **PARKING**

Parkings outside: Yes

Parkings inside: No