

FOR RENT - SME-UNIT

Hoogweg 38, 8940 Wervik

€ 523

Ref. 6991598



Availability: tbd with the
tenant

Surf. Living: 112m²

DESCRIPTION

Location and accessibility

- Only 2 km from the N58 and 5 km from the A19
- Bus stop 130 m away, train station 810 m away
- Easy connection to the city center and industrial areas

Layout and finish

- Clear height of 4.5 m
- Sectional door and separate entrance door
- Concrete floor with high load-bearing capacity
- Skylights provide natural daylight
- Possibility of office space in the unit

Technical facilities

- Electricity connection 220V + 380V
- Water connection available
- Shared sanitary facilities
- Heating possible
- Solar panels on site

Safety and infrastructure

- Well maintained and recently renovated
- Insulated with sandwich panels
- Dry and secure space
- Night lighting on the premises
- Parking for staff and customers

Flexibility and scalability

- Can be combined with other units
- Accessible 24/7
- Term purchase negotiable
- Customization possible depending on your activity

Rental conditions

- Direct rental through owner: Hertsens Vastgoed
- Flexible terms, ideal for start-ups
- Standard one-year contract with 3 months' notice
- Low entry cost: 1 month's rent + 3 months' deposit
- Not suitable for car-related activities

Only 1 unit available - be quick!

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 523,00 per month

Price/m²/year: € 56,04

Available: Tbd with the tenant

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

Available date: 01 June 2026

BUILDING

Surface: 112,00 m²

Fronts: 2

State: Renovated

SPECIFIC AREA

Toilettes M/W: Yes

PLANNING

Flooding area: Not located in flood area

G-score: A

P-score: A

PARKING

Parkings outside: Yes

Parkings inside: No