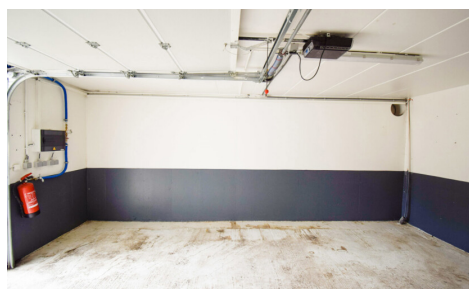


## FOR RENT - SME-UNIT

Ambachtenstraat 5, 2260 Westerlo

**€ 170**

**Ref. Unit 138 Westerlo**



Availability: immediately

Surf. Living: 29m<sup>2</sup>

Surf. Plot: 29m<sup>2</sup>

## DESCRIPTION

???? Strategically located in Westerlo:

- Only 4.7 km from the E313 motorway
- 200 m from bus stop, easy access to town centre

???? Compact and practical 29 m² unit:

- Electric sectional door, 2-meter height
- Concrete floor with high load capacity
- Shared sanitary facilities, optional office rental

???? Secure and well maintained:

- Camera surveillance, night lighting
- Well insulated with sandwich panels
- Recently renovated, dry and safe space

???? Flexible and scalable:

- 24/7 accessible, combination with other units possible
- Purchase option can be discussed

???? Transparent rental terms:

- Directly from the owner (Hertsens Vastgoed)
- Flexible lease: standard 1 year with 3-month notice
- Low entry cost: 1 month rent + 3 months deposit

⚠ Note: no car-related activities allowed

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## FINANCIAL

Price: € 170,00 per month

Price/m²/year: € 70,32

Available: Immediately

## BUILDING

Surface: 29,00 m²

Fronts: 2

Renovation: 2022

State: Good state

Type roof: Flat roof

## TERRAIN

Ground area: 29,00 m²

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PARKING

Parkings outside: Yes

Parkings inside: No