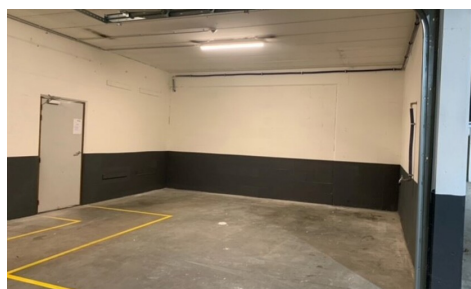
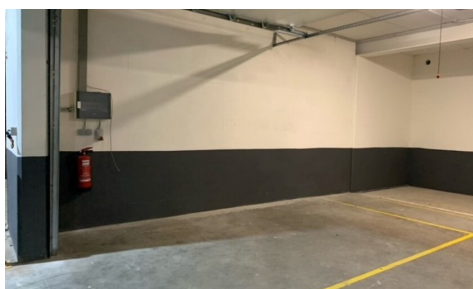
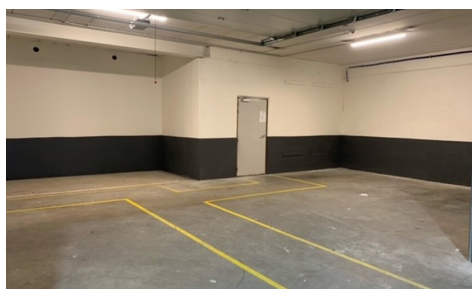


FOR RENT - SME-UNIT

Ambachtenstraat 5, 2260 Westerlo

€ 460

Ref. 6991556



Availability: to be agreed
upon

Surf. Living: 69m²
Surf. Plot: 59m²

DESCRIPTION

Location and accessibility

- Only 4.7 km from the E313 motorway
- Bus stop at 200 m, Testelt train station at 9.6 km
- Smooth access to town centre and industrial areas

Layout and finish

- Surface of 69 m² with 3 m height clearance
- Electric sectional gate
- High load-bearing concrete floor
- Shared access via central corridor
- Option to rent additional office space in the same building

⚙️ Technical features

- 220V + 380V power supply
- Shared sanitary facilities
- Heating is possible

Security and infrastructure

- Camera surveillance and night lighting on site
- Well maintained and recently renovated
- Insulated with sandwich panels
- Dry and secure unit
- Parking available for staff and visitors

Flexibility and scalability

- Possibility to combine with other units
- 24/7 access
- Purchase option negotiable
- Custom setup possible

Rental terms

- Direct rental from owner: Hertsens Vastgoed
- Flexible lease terms, ideal for starters
- Standard 1-year contract with 3-month notice
- Low entry cost: 1 month rent + 3 months deposit
- Automotive-related activities not allowed

Only one unit available – act fast!

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 460,00 per month

Available: To be agreed upon

Available date: 01 September 2025

Costs: € 93,00/month

Rental guarantee: 3 months

TERRAIN

Ground area: 59,00 m²

TECHNICS

Electricity: Yes

Land tax: € 460,00

Water: Yes

BUILDING

Surface: 69,00 m²

Fronts: 2

Renovation: 2022

State: Renovated

SPECIFIC AREA

Toilettes M/W: Yes

PLANNING

Flooding area: Not located in flood area

G-score: A

P-score: B

PARKING

Parkings outside: Yes

Parkings inside: No