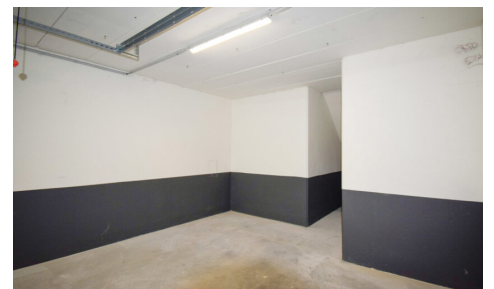
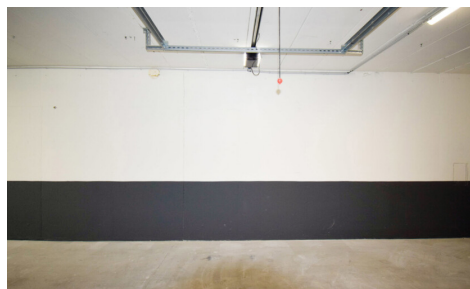
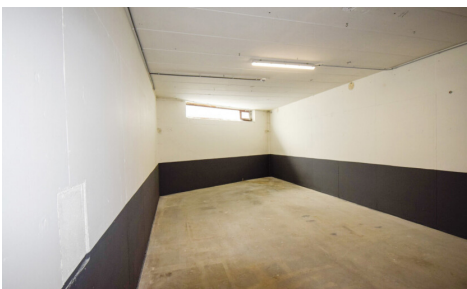


## FOR RENT - SME-UNIT

Ambachtenstraat 5, 2260 Westerlo

**€ 384**

**Ref. 7554681**



Availability: immediately

Surf. Living: 67m<sup>2</sup>

Surf. Plot: 67m<sup>2</sup>

## DESCRIPTION

???? Location and accessibility

4.7 km from the E313 motorway

Bus stop at 200 m, Testelt station at 9.6 km

Smooth connection to town centre and industrial zones

???? Layout and finish

67 m<sup>2</sup> with 3 m ceiling height

Electric sectional door

Reinforced concrete floor

Shared access through a central corridor

Option to rent office space in the same building

⚙️ Technical features

220V + 380V electricity supply

Shared sanitary facilities

Heating is possible

???? Security and infrastructure

CCTV 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

Can be combined with adjacent units

24/7 access

Purchase option negotiable

Customisation possible

???? Rental terms

Direct rental from owner: Hertsens Vastgoed

Flexible lease durations, 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

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## FINANCIAL

Price: € 384,00 per month

Available: Immediately

## BUILDING

Surface: 67,00 m<sup>2</sup>

## TERRAIN

Ground area: 67,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Fronts: 2

State: Renovated

Water: Yes

## **PLANNING**

Flooding area: Not located in flood area

G-score: A

P-score: B

## **PARKING**

Parkings outside: Yes

Parkings inside: No