

## FOR RENT - SME-UNIT

Ambachtenstraat 5, 2260 Westerlo

**€ 410**

**Ref. 7283244**



Availability: immediately

Surf. Living: 58m<sup>2</sup>

Surf. Plot: 58m<sup>2</sup>

## DESCRIPTION

### Location and accessibility

- 4.7 km from E313 motorway
- Bus stop at 200 m, Testelt station at 9.6 km
- Excellent access to town centre and industrial zones

### Layout and finish

- 35 m<sup>2</sup> accessible via shared corridor
- Ideal for storage, garage or small workshop
- Electric sectional door
- 3 m ceiling height
- Heavy-duty concrete floor
- Optional office space for rent in the same building

### ⚙️ Technical features

- 220V + 380V three-phase power
- Shared sanitary facilities
- Heating possible

### Security and infrastructure

- CCTV surveillance
- Night lighting on site
- Insulated with sandwich panels
- Dry and secure environment
- Parking available for staff and visitors

### Flexibility and scalability

- Can be combined with other units
- 24/7 access
- Purchase option negotiable

### Sale terms

- Direct sale from owner: Hertsens Vastgoed
- Automotive-related activities not allowed

Only one unit available – perfect for storage or workspace

beheer@hertsens.eu | 03 250 12 23

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## FINANCIAL

Price: € 410,00 per month

Available: Immediately

## BUILDING

Surface: 58,00 m<sup>2</sup>

Fronts: 2

State: Renovated

## TERRAIN

Ground area: 58,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Flooding area: Not located in flood area

G-score: A

P-score: B

## **PARKING**

Parkings outside: Yes

Parkings inside: No