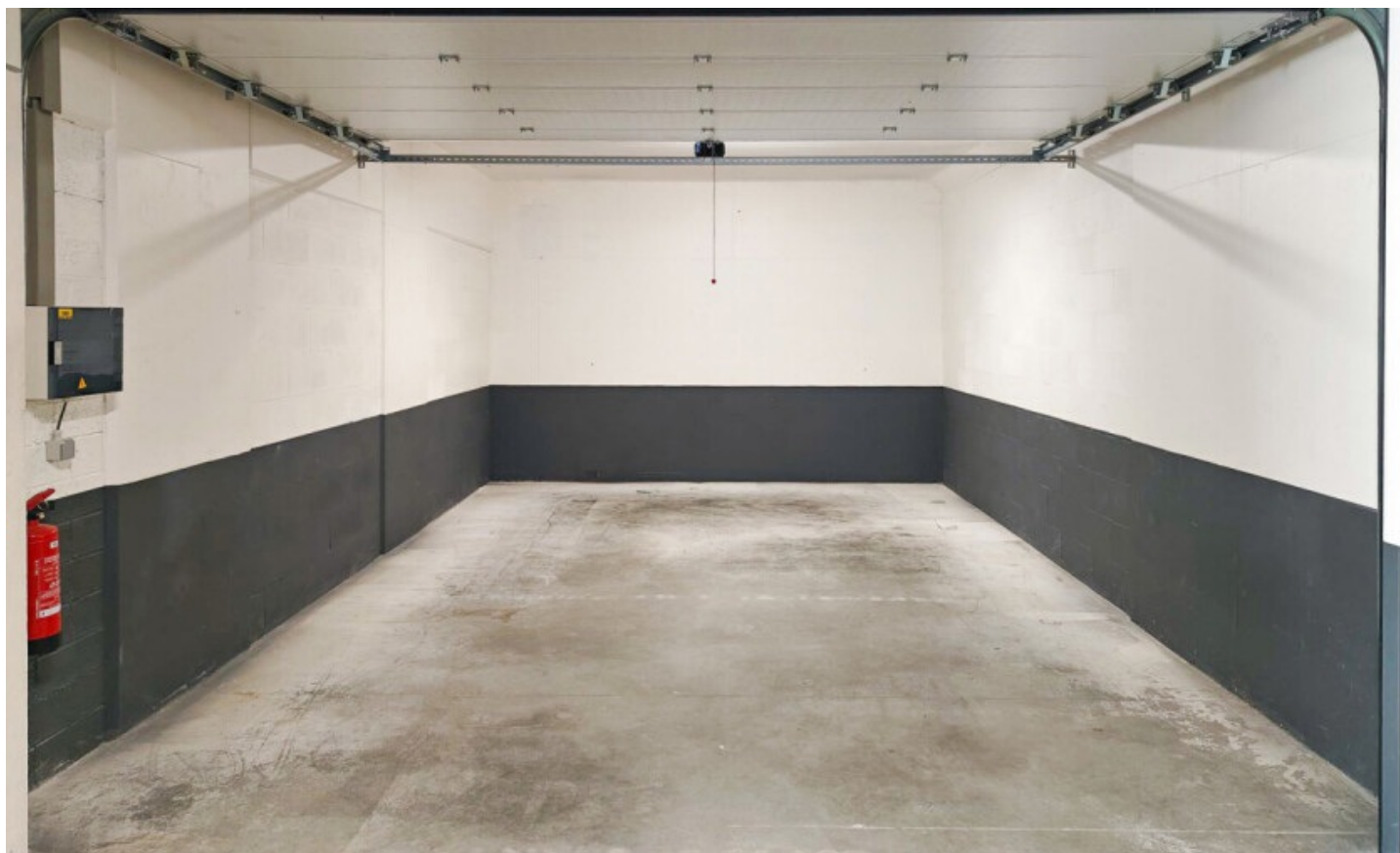


FOR RENT - SME-UNIT

Ambachtenstraat 5, 2260 Westerlo

€ 175

Ref. 6991285



Availability: immediately

Surf. Living: 24m²

Surf. Plot: 24m²

DESCRIPTION

Location and accessibility

- 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 zones

Layout and finish

- with 3 m height clearance
- Electric sectional door
- High-load concrete floor
- Shared access via central corridor
- Option to rent office space in the same building

⚙ Technical features

- 220V + 380V power 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 space
- Parking available for staff and visitors

Flexibility and scalability

- Can be combined with adjacent units
- 24/7 access
- Purchase option negotiable
- Custom layout 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 – act fast!

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 175,00 per month

Available: Immediately

BUILDING

TERRAIN

Ground area: 24,00 m²

TECHNICS

Electricity: Yes

Surface: 24,00 m²

Fronts: 2

State: Good state

Gas: Yes

Water: Yes

PARKING

Parkings outside: Yes

Parkings inside: No