

FOR RENT - SME-UNIT

Ambachtenstraat 5, 2260 Westerlo

€ 985

Ref. 7284981



Availability: immediately

Surf. Living: 240m²

Surf. Plot: 240m²

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

- 182 m² on upper level with private door and staircase
- Ideal for showroom, workshop or model display
- Covered loading/unloading via shared corridor
- 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
- Custom layout possible

Rental terms

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

Only one unit available – perfect for elevated showroom use

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 985,00 per month

Available: Immediately

TERRAIN

Ground area: 240,00 m²

BUILDING

Surface: 240,00 m²

Fronts: 2

State: Good state

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

PARKING

Parking cars: 1