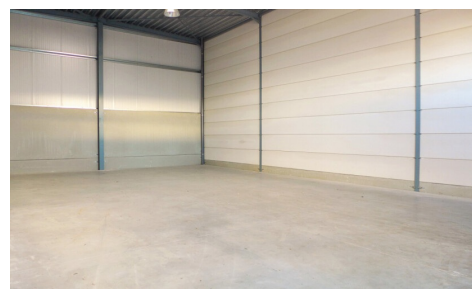


FOR RENT - SME-UNIT

Lindenstraat 298, 2070 Zwijndrecht

€ 1.100

Ref. Unit B5 L298



Availability: immediately

Surf. Living: 160m²

Surf. Plot: 160m²

DESCRIPTION

Location and accessibility

- Only 400 m from E17 motorway
- Excellent connection to the city centre and industrial areas

Layout and finish

- Total area of 160 m²
- 6 meter height
- 1 sectional door and separate access door
- Skylight for natural daylight
- Option to create office space in the unit

⚙️ Technical features

- 220V + 380V power supply
- Water connection available
- Shared sanitary facilities
- Heating possible
- Solar panels installed

Security and infrastructure

- CCTV surveillance
- Night lighting on the premises
- Well-insulated with sandwich panels
- Dry and secure environment
- Parking available for staff and clients

Flexibility and scalability

- Possible to combine with other units
- Optional outdoor storage space
- 24/7 accessible
- Purchase option negotiable

Rental conditions

- Standard 1-year contract with 3 months' notice
- Flexible terms negotiable
- Low entry cost: 1 month rent + 3 months deposit

Direct rental via owner: Hertsens Vastgoed

❑ No automotive-related activities allowed

❑ Only one unit available – act fast!

beheer@hertsens.eu | 03 250 12 23

FINANCIAL

Price: € 1.100,00 per month

Available: Immediately

TERRAIN

Ground area: 160,00 m²

BUILDING

Surface: 160,00 m²

Fronts: 2

Construction year: 2015

State: Good state

PARKING

Parkings outside: Yes

Parkings inside: No