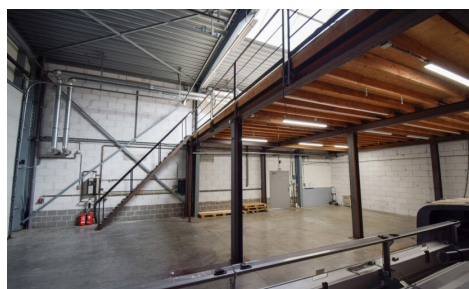
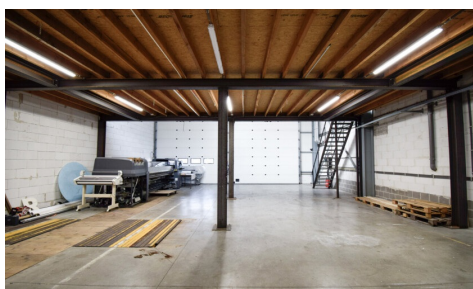


## FOR RENT - SME-UNIT

Lindenstraat 298, 2070 Zwijndrecht

**€ 1.676**

**Ref. Unit A6 L298**



Availability: not available

Surf. Living: 288m<sup>2</sup>

Surf. Plot: 288m<sup>2</sup>

## 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 288 m<sup>2</sup> (192 m<sup>2</sup> ground floor + 96 m<sup>2</sup> mezzanine)
- 6 meter height
- 3 sectional doors and separate access door
- Skylight for natural daylight
- Mezzanine for additional storage
- Option to create office space

### ⚙ 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

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## FINANCIAL

Price: € 1.676,00 per month

Available: Not available

## TERRAIN

Ground area: 288,00 m<sup>2</sup>

## **BUILDING**

Surface: 288,00 m<sup>2</sup>

Fronts: 2

Construction year: 2015

State: Good state

Type roof: Flat roof

## **PARKING**

Parkings outside: 1

Parkings inside: No