

FOR RENT - SME-UNIT

Nieuwlandstraat 2, 2070 Zwijndrecht

€ 1.200

Ref. Unit F8 Fleur



Availability: immediately

Surf. Living: 193m²

Surf. Plot: 193m²

DESCRIPTION

Location and accessibility

Excellent location in Melsele with great access:

- 90 m from N419
- 750 m from E17 motorway
- 1.6 km from bus and tram stop
- Smooth connection to city centre and industrial zones
- Parking for staff and visitors

Layout and finish

- Area: 193 m²
- Free height: 5.10 m to 7 m
- Sectional gate (4.2 m x 4 m) + separate access door
- Concrete floor with high load capacity
- Skylights for natural daylight
- Possibility to install office space in the unit

Technical features

- Electricity: 220V + 380V three-phase
- Water connection available
- Heating possible
- Shared toilet facilities
- Internet connection possible

Security and maintenance

- CCTV and night lighting on site
- Dry and well-maintained unit
- Insulated with sandwich panels

Flexibility and terms

- Units can be combined
- Purchase option negotiable
- Flexible lease terms, ideal for starters
- Standard 1-year lease with 3-month notice (negotiable)
- Low entry cost: 1 month rent + 3 months deposit
- Direct rental via owner: Hertsens Vastgoed
- Not suitable for automotive-related activities

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FINANCIAL

Price: € 1.200,00 per month

Available: Immediately

BUILDING

Surface: 193,00 m²

Fronts: 2

TERRAIN

Ground area: 193,00 m²

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

State: Renovated

PARKING

Parkings outside: Yes

Parkings inside: No