

**FOR SALE - SME-UNIT**

**Heirbaan 104, 8570 Anzegem**

**€ 232.320**

**Ref. 7000002**



Availability: tbd with the  
owner

Surf. Living: 192m<sup>2</sup>  
Surf. Plot: 192m<sup>2</sup>

## DESCRIPTION

Heirbaan 104A, Anzegem

Last new unit – ready to move in and available immediately!

### Features

- 192 m<sup>2</sup> of storage space
- Sectional door and separate access door
- Concrete floor with 4 to 5 m headroom
- Natural light via skylight
- Separate electricity meter (high-voltage current)
- No water connection available
- Well-insulated façade and roof panels
- New build – complies with the latest standards
- Heating possible

### Location

- Only 3 minutes from the N36 and 7 minutes from the E17
- Centrally located between Kortrijk and Waregem
- Easy accessibility with parking available on site

Sold directly by the owner – no estate agent fees

Ideal for entrepreneurs, self-employed persons or investors

Not suitable for car-related activities

Would you like more information or to come and take a look?

[beheer@hertsens.eu](mailto:beheer@hertsens.eu)

03 250 12 23

Sold directly by the owner: Hertsens Vastgoed

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## FINANCIAL

Price: € 232.320,00

VAT applied: Yes

Available: Tbd with the owner

## BUILDING

Surface: 192,00 m<sup>2</sup>

Fronts: 2

State: Very good state

## SPECIFIC AREA

Toilettes M/W: Yes

## TERRAIN

Ground area: 192,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

## **PARKING**

Parkings outside: 0

Parkings inside: Yes