

FOR SALE - SME-UNIT

Heirbaan 104, 8570 Anzegem

€ 232.320

Ref. 7603077



Availability: immediately

Surf. Living: 192m²

Surf. Plot: 192m²

Neighbourhood: central

DESCRIPTION

Heirbaan 104A, Anzegem

Ready to move in and available immediately!

Features

- 192 m² of workspace or storage space
- Sectional door and separate entrance door
- Concrete floor with 4 to 5 m of headroom
- Natural light through a skylight
- Separate electricity meter (high-voltage current)
- Well-insulated facade and roof panels
- New construction—meets the latest standards

Location

- Just 3 min. from the N36 and 7 min. from the E17
- Centrally located between Kortrijk and Waregem
- Easy access with on-site parking

Sold directly by the owner – no real estate agent fees

Ideal for entrepreneurs, self-employed individuals, or investors

Not suitable for automotive-related activities

Want more information or to schedule a visit??

beheer@hertsens.eu

03 250 12 23

Sold directly by the owner: Hertsens Vastgoed

FINANCIAL

Price: € 232.320,00

VAT applied: Yes

Available: Immediately

BUILDING

Surface: 192,00 m²

Fronts: 2

State: Very good state

Front width: 11,85 m

LOCATION

Environment: Central

Highway nearby: Yes

TERRAIN

Ground area: 192,00 m²

LAYOUT

Kitchen: No

TECHNICS

SPECIFIC AREA

Toilettes M/W: Yes

Shopfloor: Yes

Electricity: Yes

Gas: No

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

Parking cars: 0