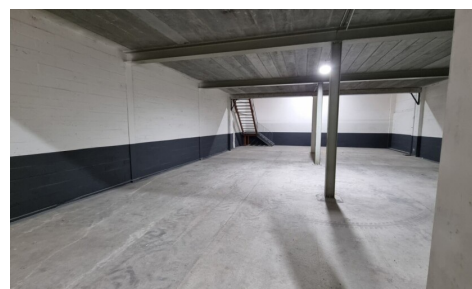


## FOR SALE - SME-UNIT

Sasstraat 1, 3500 Hasselt

**€ 354.571**

**Ref. Unit 26 Sas koop**



Availability: immediately

Surf. Living: 356m<sup>2</sup>

Surf. Plot: 356m<sup>2</sup>

## DESCRIPTION

Sasstraat 1, Hasselt (Belgium) Only 1 unit available – recently renovated and ready to move in This spacious and well-equipped SME unit of 356 m² is spread over 2 levels: - 224.05 m² on the ground floor - 131.95 m² on the first floor (accessible via a fixed staircase) Perfect for entrepreneurs looking for space for storage, a workshop, light production or a showroom. Possibility of additional office space on the premises. ⚙️ Advantages - 356 m² of usable space over 2 floors - Sectional door and 7-metre clearance height on the ground floor - Skylights provide natural daylight - Insulated sandwich panels - Communal entrance gate - Communal corridor for dry loading/unloading and extra security - CCTV surveillance on enclosed site - Communal sanitary facilities - Water, electricity (including high-voltage current) and internet available - 24/7 access - Blitz Power charging stations available - Optional: additional office space on the site (not adjacent) Location & accessibility - 6.5 km from the E313 motorway - 1.7 km from the centre of Hasselt - Close to the Hasselt ring road - 180 metres from the bus stop - 3 km from Hasselt train station Ideal for entrepreneurs who need storage space and an extra floor for operations or storage Interested? This unique SME unit will be snapped up quickly! Call 03 250 12 23 or email [beheer@hertsens.eu](mailto:beheer@hertsens.eu) Not suitable for car-related activities Rental directly through the owner: Hertsens Vastgoed

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## FINANCIAL

Price: € 354.571,00  
Available: Immediately

## BUILDING

Surface: 356,00 m²  
Fronts: 2  
State: Good state  
Number of floors: 1

## TERRAIN

Ground area: 356,00 m²

## TECHNICS

Electricity: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: Not disclosed

## PARKING

Parkings outside: Yes  
Parkings inside: No